

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0074.0A**ZAP DATE:** December 6, 2016**SUBDIVISION NAME:** Channel Plat**AREA:** 8,214 square feet (0.1886 acre)**LOTS:** 1**APPLICANT:** Red Bud Partners, LP
(Tom Davis, Jr.)**AGENT:** Nobel Engineering
(Ryan Irion)**ADDRESS OF SUBDIVISION:** 1750 Channel Road**GRIDS:** MG28**COUNTY:** Travis**WATERSHED:** Lake Austin**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**DISTRICT:** 10**LAND USE:** Residential**VARIANCES:** Yes. LDC 25-8-453(B).**SIDEWALKS:** Sidewalks will be constructed along Channel Road.**DEPARTMENT COMMENTS:**

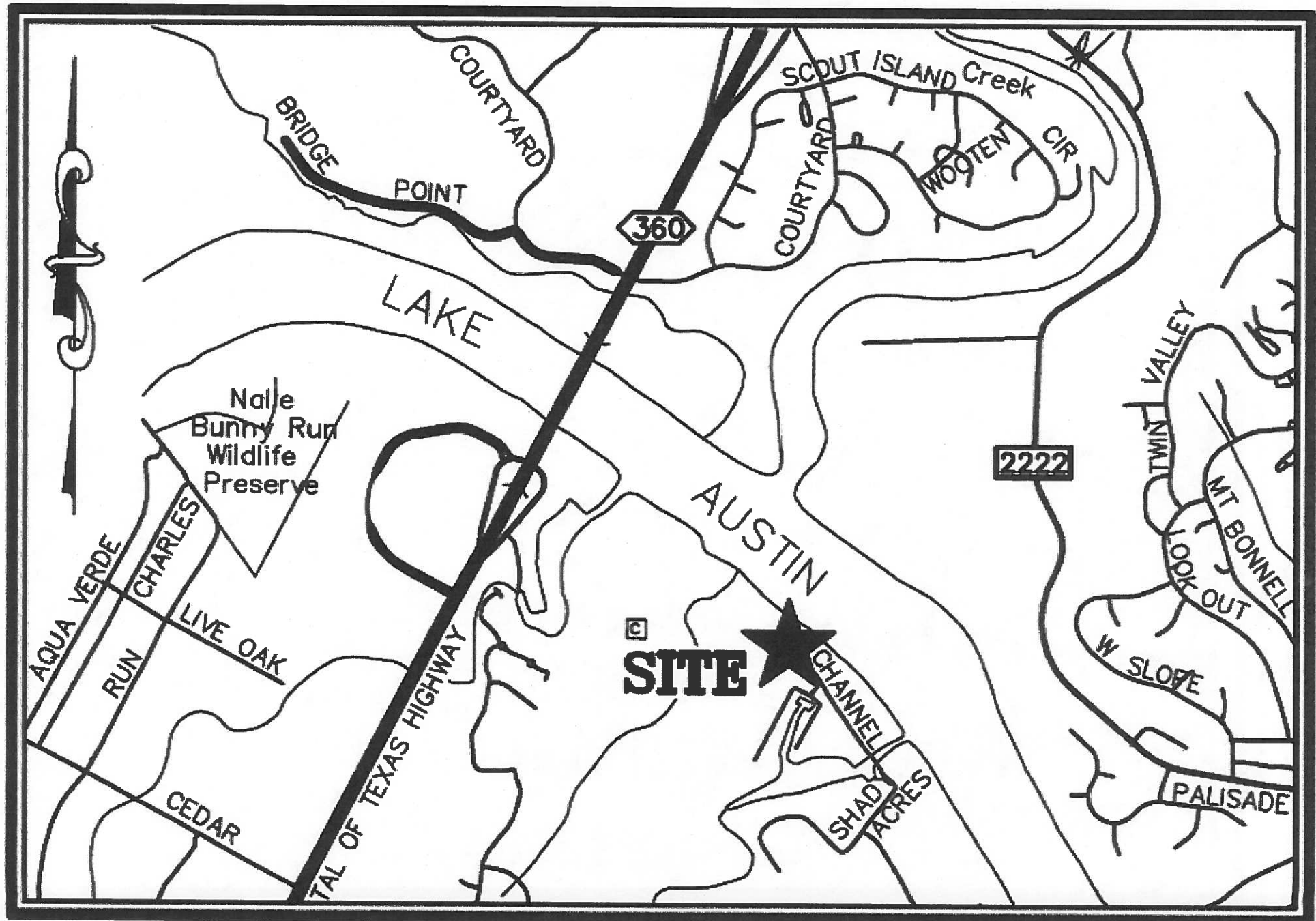
The applicant is requesting approval of a variance from LDC 25-8-453(B), the minimum lot size and density in the Uplands Zone of a Water Supply Rural Watershed. The minimum density is one unit for each 2 acres, and the minimum lot size is 0.5 acre (21,780 sf). Approval of this variance will allow approval of a plat comprised of a single lot containing 8,214 sf.

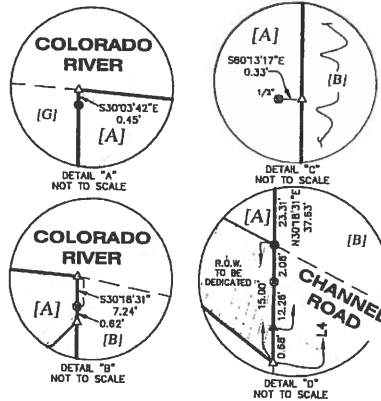
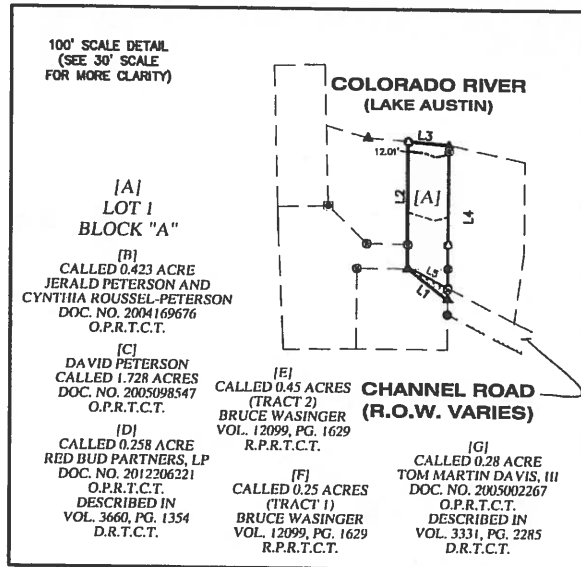
The request is for a variance only. If the commission approves this variance, the plat will be approved administratively.

STAFF RECOMMENDATION: Staff and the Environmental Commission recommend approval of the variance.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

VICINITY MAP

SCALE: 1" = 2000'





LEGEND	
○	PROPERTY LINE
○	EXISTING PROPERTY LINES
○	1/2" IRON ROD W/ "WARD-3681" CAP SET
○	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1" IRON PIPE FOUND (UNLESS NOTED)
○	IRON ROD WITH "WATSON" CAP FOUND
△	CALCULATED POINT
△	600 NAIL FOUND
△	SURVEY CONTROL POINT
---	PROPOSED 4' SIDEWALK
DOC. #	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
C.W.O.Z.	CRITICAL WATER QUALITY ZONE
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(---)	RECORD INFORMATION PER PLAT VOL. 12828, PG. 1851
(---)	RECORD INFORMATION PER VOL. 3660, PG. 1354
(---)	RECORD INFORMATION PER VOL. 12099, PG. 1629
(---)	RECORD INFORMATION PER DOC. 2004169676
(---)	RECORD INFORMATION PER VOL. 3331, PG. 2285

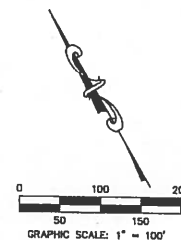
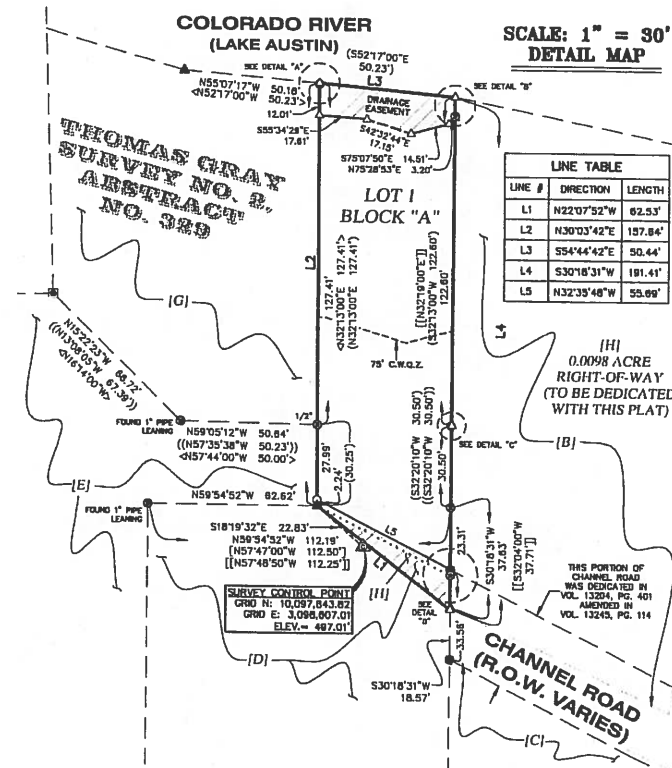
BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (GCRS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000078599604.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "WARD CONTROL" CAP SET. GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON SEPTEMBER 10, 2013. 4WARD CONTROL POINT WAS CHECKED TO LORA MONUMENT #414, HAVING A PUBLISHED GRID COORDINATE & NAVD 80 ELEVATION OF N 10,099,853.80, E 3,090,572.286, ELEV. 498.27'.

LOT TABLE SUMMARY:

LOT 1	- 0.1900 ACRE (8,278 SQ. FT.)
R.O.W. DEDICATION	- 0.0098 ACRE (428 SQ. FT.)
TOTAL	- 0.1998 ACRE (8,704 SQ. FT.)

LEGAL DESCRIPTION:
BEING ALL OF A CALLED 0.035 ACRE (TRACT 1) AND A CALLED 0.14 ACRE (TRACT 2) TRACT OF LAND IN THE THOMAS GRAY SURVEY NO. 2, ABSTRACT NO. 329, DESCRIBED AS TRACT 1 AND TRACT 2 IN A DEED TO RED BUD PARTNERS, LP, RECORDED IN DOCUMENT #2012206221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS IN VOLUME 12828 PAGE 1851 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 0.258 ACRE TRACT CONVEYED TO RED BUD PARTNERS, LP, RECORDED IN DOCUMENT #2012206221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS IN VOLUME 3660 PAGE 1354 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



**CHANNEL ROAD
SUBDIVISION
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company

PO Box 80876, Austin Texas 78709
WWW.4WARD.LS.COM (512) 537-2384
TBPLS FRM #10174360

Date: 5/21/2015
Project: 00259
Scale: 1" = 100'
Reviewer: JSW
Tech: DDL
Field Crew: JSW/EN
Survey Date: SEPT. 2013
Sheet: 1 OF 3

CS-2014-0148.0A

P:\00259\Draw\00259_Plat-rev.dwg

**ENVIRONMENTAL COMMISSION MOTION 20161116 008b**

Date: November 16, 2016

Subject: Channel Road Subdivision C8-2016-0074.0A

Motion by: Hank Smith

Seconded by: Mary Ann Neely

RATIONALE:

Whereas, this is an existing residence on three existing unplatted lots that needs a new OSSF; and

Whereas, Austin Water Utility requires that the property have a legal lot status in order to approve a permit for a new OSSF.

Therefore, the Environmental Commission recommends support of the variance request to create a one lot subdivision with a density of 1 unit per .08 acres net site area and a minimum lot size of .08 acres net site area which is not in accordance with LDC 25-8-453(B)(1) with the following;

Staff Conditions:

The applicant will add a note to the final plat stating: "No occupiable structures will be built in the Critical Water Quality Zone."

Environmental Commission Conditions:

The conceptual plan in the backup is only conceptual and is not considered a final site plan particularly with regard to trees.

VOTE 9-0-1

For: Creel, Perales, H. Smith, Thompson, Guerrero, Neely, Maceo, B. Smith, Grayum

Against: None

Abstain: None

Recuse: None

Absent: Moya

Approved By:

Marisa Perales, Environmental Commission Chair

**ITEM FOR ENVIRONMENTAL BOARD AGENDA****BOARD MEETING****DATE REQUESTED:** NOVEMBER 16, 2016**NAME & NUMBER
OF PROJECT:** CHANNEL ROAD SUBDIVISION
C8-2016-0074.0A**NAME OF APPLICANT
OR ORGANIZATION:** Ryan Irion, PE
512-535-1820**LOCATION:** 1750 Channel Rd**Council District:** District 10**PROJECT FILING DATE:** April 5, 2016**WPD/ENVIRONMENTAL
STAFF:** Mike McDougal, 512-974-6380
mike.mcdougal@austintexas.gov**PDR/
CASE MANAGER:** Steve Hopkins, 512-974-3175
steve.hopkins@austintexas.gov**WATERSHED:** Lake Austin Watershed
Water Supply Rural
Drinking Water Protection Zone**ORDINANCE:** Watershed Protection Ordinance (current Code)**REQUEST:** Variance request is as follows:
To create a one lot subdivision with a density of 1 unit per
0.08 acres net site area and a minimum lot size of 0.08 acres
net site area.
LDC 25-8-453(B)(1)**STAFF RECOMMENDATION:** Recommend approval with conditions.**REASONS FOR
RECOMMENDATION:** Findings of fact have been met.



MEMORANDUM

TO: Chair Marisa Perales and Members of the Environmental Commission

FROM: Mike McDougal, Environmental Review Specialist Senior
Development Services Department

DATE: October 26, 2016

SUBJECT: Channel Road Subdivision
Case No. C8-2016-0074.0A

On the November 16th agenda is a request for the consideration of a variance to allow the creation of a one lot subdivision having a net site area of 0.08 acres and a density of 1 unit per 0.08 acres [LDC 25-8-453(B)(1)].

Property Location and Existing Condition

The property is located at 1750 Channel Road. Adjacent uses include single family, the Austin Country Club golf course, and a wastewater treatment plant.

The property at 1750 Channel Road consists of three unplatted tracts that the applicant would like to combine into one legal lot. There is an existing onsite sewage facility and an existing single family residence located on the property (Memo Exhibit 1 – Aerial and Site Photographs). According to the Texas Central Appraisal District, the existing improvements were constructed in 1960.

Watershed Data

The property has a gross site area of 0.19 acres. A Critical Water Quality Zone associated with Lake Austin extends onto the property (Memo Exhibit 2 – Critical Water Quality Zone and Topography Map). The Critical Water Quality Zone has an area of 0.11 acres on the property. The net site area of the property is 0.08 acres. The property is located within the Lake Austin Watershed, which is classified as a Drinking Water Protection and Water Supply Rural Watershed. The property is not located within the Edwards Aquifer Recharge Zone. The property fronts Lake Austin, surface water drains northeast to Lake Austin.

Jurisdictional Data

The property is within the City of Austin full purpose jurisdiction.

Trees / CEFs

A 23 inch sycamore is located on the proposed lot, 3 other trees with diameters greater than 18 inches are located on adjacent lots (Memo Exhibit 3 – Tree Survey). No Critical Environmental Features are located on the proposed lot.

Proposed Development

The applicant is seeking a permit from Austin Water Utility to construct a new onsite sewage facility. The three tracts that comprise 1750 Channel Road are not recognized as a legal lot. The applicant has submitted a subdivision application to the City to create a legal lot. The applicant is requesting a variance to create a one lot subdivision that is smaller than that allowed by current subdivision regulations.

Variance Request from the Requirement of LDC 25-8-453(B)(1)

LDC 25-8-453(B)(1) states that for a duplex or single family residential use, density may not exceed one unit for each two 2 acres net site area with a minimum lot size of 0.75 acres net site area. The applicant is requesting a variance to the requirements of LDC 25-8-453(B)(1) to exceed the density limit to one single family unit for 0.08 acres and to create a lot with a net site area of 0.08 acres.

Conditions for Staff Approval

The applicant will add a note to the final plat stating: “No occupiable structures will be built in the Critical Water Quality Zone.”

Recommendation

The Findings of Fact have been met. Staff recommends approval of the variance with the above condition.



Development Services Department
Staff Recommendations Concerning Required Findings

Project: Channel Road Subdivision
1750 Channel Road
Ordinance Standard: Land Development Code Section 25-8-453(B)(1)
Variance Request: To create a one lot subdivision with a density of 1 unit per 0.08 acres net site area and a minimum lot size of 0.08 acres net site area.

Justification:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A - Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. The variance to the minimum lot size and to the subdivision density requirement is necessary to create a legal lot. A single family residence already exists on the 3 tracts that are proposed to become a legal lot. This requirement would deprive the applicant of a privilege of property given to owners of other similarly situation property with approximately contemporaneous development. Per Travis Central Appraisal District and City of Austin records, a home was constructed at 1748 Channel Road in 2016 on a 0.39 acre lot. A review of lots along Channel Road shows numerous existing lots that do not comply with the density and minimum lot size requirements of LDC 25-8-453(B)(1). These lots located along Channel Road vary in size from approximately 0.11 acres to approximately 0.5 acres in size. However, 1750 Channel Road consists of 3 tracts that the applicant seeks to combine into one legal lot. The proposed legal lot at 1750 Channel Road is 0.19 acres in size. A review of the existing lots located along Channel Road indicates general non-compliance with the minimum lot size and density requirements of LDC 25-8-453(B)(1).

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

There is an existing onsite sewage facility and an existing residence located at 1750 Channel Road. Travis Central Appraisal District indicates that the existing improvement on the property was constructed in 1960. The applicant proposes to replace the existing onsite sewage facility with a new onsite sewage facility. A new onsite sewage facility will provide greater overall environmental protection.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes. The applicant does not propose to increase development density. One single family residence currently exists on the three tracts. The applicant proposes to create one single family lot. This represents the minimum change necessary.

- c) Does not create a significant probability of harmful environmental consequences; and

The proposed creation of a legal lot does not create a significant probability of harmful environmental consequences. The proposed replacement of the existing onsite sewage facility should significantly reduce the risk of water quality impacts.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. The proposed replacement of the existing onsite sewage facility should reduce the risk of water quality impacts.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Section 25-8-482 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

N/A – LDC 25-8-422, 452, 482, or Article 7 Division 1 are not applicable

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A – LDC 25-8-422, 452, 482, or Article 7 Division 1 are not applicable

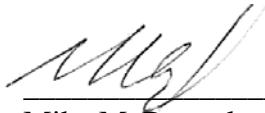
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A – LDC 25-8-422, 452, 482, or Article 7 Division 1 are not applicable

Staff Conditions associated with this variance:

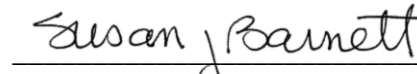
The applicant will add a note to the plat stating: "No occupiable structures will be built in the Critical Water Quality Zone."

Environmental Review:



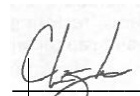
Mike McDougal

Environmental Program Manager:



Sue Barnett

Environmental Officer:

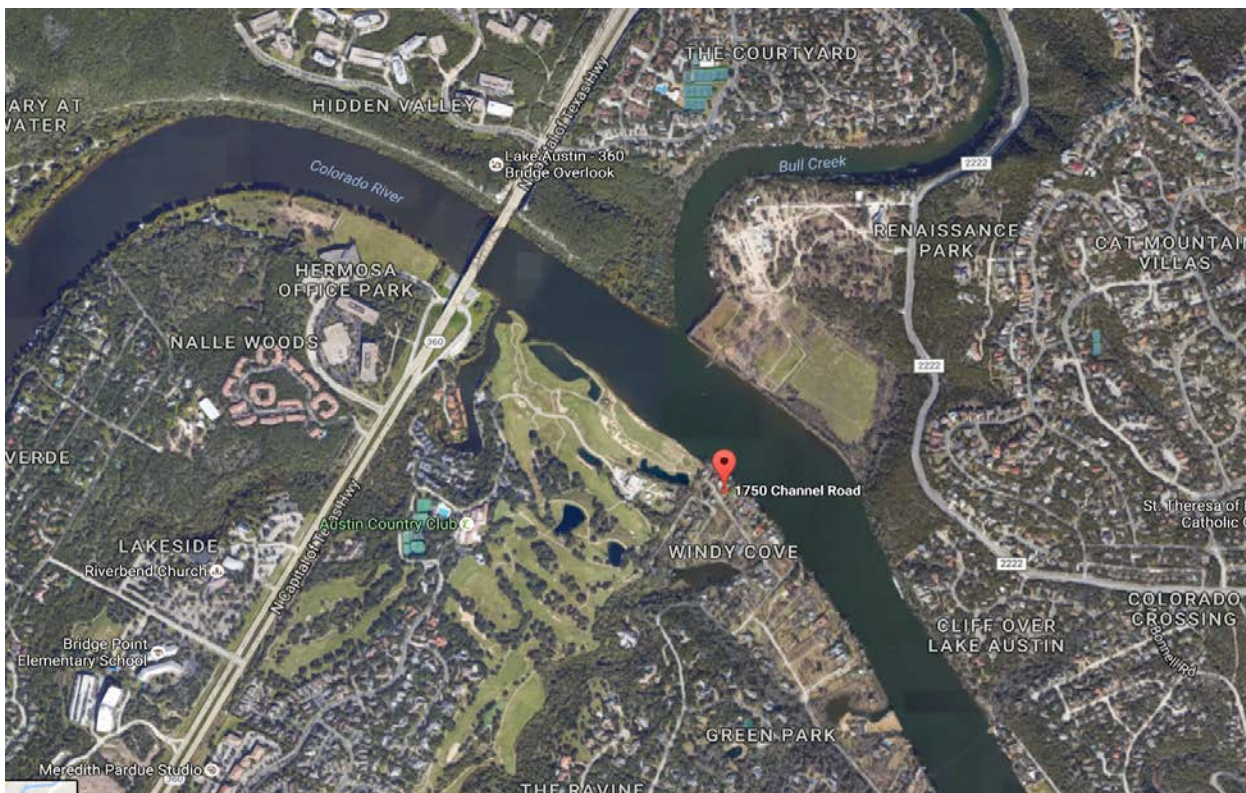


Chuck Lesniak

MEMO EXHIBIT 1 - AERIAL AND SITE PHOTOGRAPHS

Channel Road Subdivision
C8-2016-0074.0A
1750 Channel Road

↑
North
Not to Scale



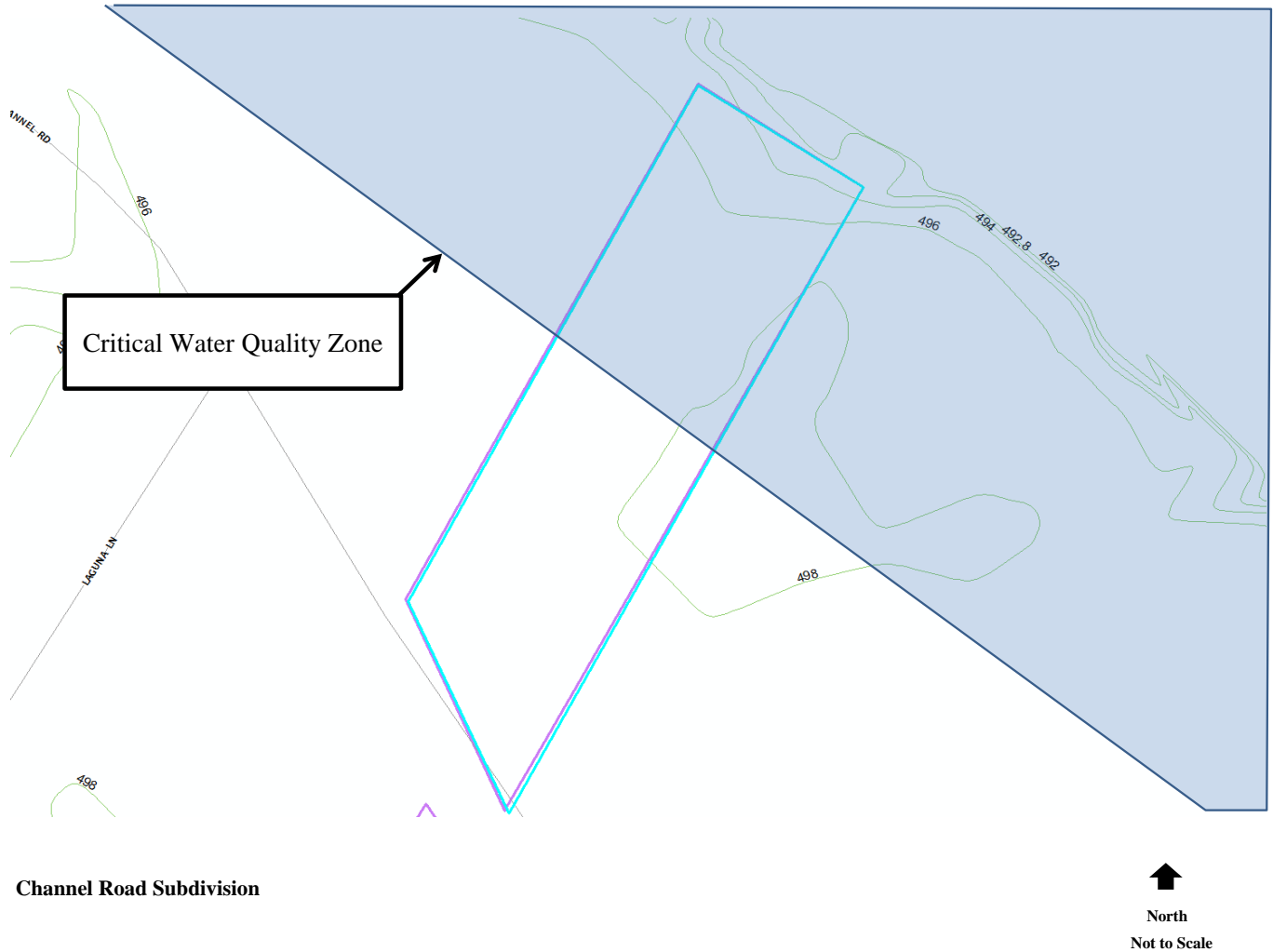
Vicinity Map

↑
North
Not to Scale

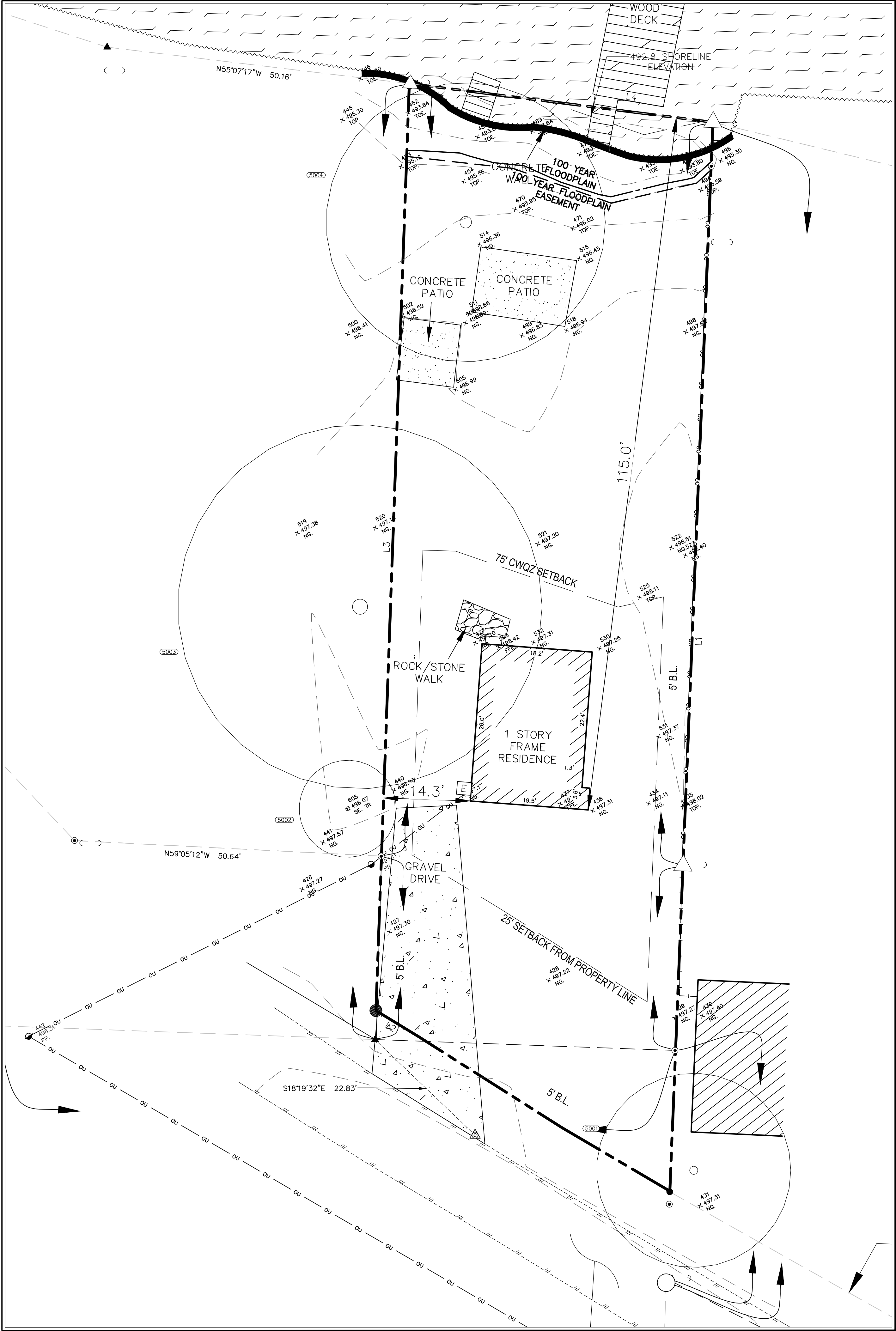
**MEMO EXHIBIT 1 - AERIAL AND SITE PHOTOGRAPHS
CONTINUED**



MEMO EXHIBIT 2 - CRITICAL WATER QUALITY ZONE AND TOPOGRAPHY MAP

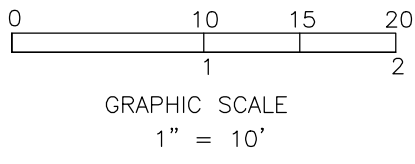
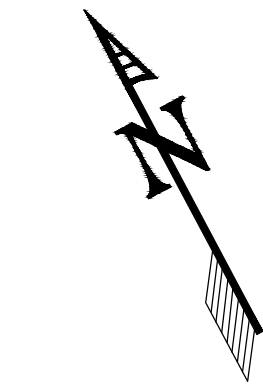


Memo Exhibit 3 - Tree Survey



TAG NO.	TREE DESCRIPTION	SAVE (S) REMOVE (R)
5001	16" CATALPA	S
5002	20" CRAPE MYRTLE "MULTI-TRUNK"	S
5003	30" PECAN	S
5004	23" SYCAMORE	S

NOTE: THERE ARE NO ROW TREES AT THIS SITE.
THE TREE SURVEY WAS CONDUCTED BY: JASON WARD,
IN SEPTEMBER 26, 2013.



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(XXX)	---	PROPERTY (R.O.W.) LINE
☆	☆	RECORD INFORMATION
☆	☆	LIGHT POLE
☆	☆	POWER POLE
☆	☆	DOWN GUY
☆	☆	TRANSFORMER (SIZE VARIES)
☆	☆	FIRE HYDRANT
☆	☆	WATER VALVE
☆	☆	WATER METER
☆	☆	BACKFLOW PREVENTER
☆	☆	WATER METER VAULT
☆	☆	WATER MANHOLE
☆	☆	TELEPHONE RISER
☆	☆	CABLE TV RISER
☆	☆	ELECTRIC BOX
☆	☆	ELECTRIC METER
☆	☆	GAS METER
☆	☆	GAS VALVE
☆	☆	TRAFFIC CONTROL BOX
☆	☆	TRAFFIC SIGNAL POST
☆	☆	GRATE INLET
☆	☆	CURB INLET (SIZE VARIES)
☆	☆	GREASE TRAP (SIZE VARIES)
☆	☆	STORMSEWER LINE
☆	☆	WATER LINE
☆	☆	"NO PARKING FIRE LANE"
☆	☆	WASTEWATER LINE
☆	☆	GAS LINE
☆	☆	ELECTRIC LINE
☆	☆	OVERHEAD ELECTRIC
☆	☆	UNDERGROUND TELEPHONE
☆	☆	UNDERGROUND CABLE AND INTERNET
☆	☆	TELECOMMUNICATIONS LINE
☆	☆	LIMITS OF CONSTRUCTION
☆	☆	SILT FENCE
☆	☆	TRIANGULAR FILTRATION DIKE
☆	☆	ELECTRIC MANHOLE (SIZE VARIES)
☆	☆	WASTEWATER MANHOLE (SIZE VARIES)
☆	☆	STORMSEWER MANHOLE (SIZE VARIES)
☆	☆	TELEPHONE MANHOLE (SIZE VARIES)
☆	☆	WASTEWATER CLEANOUT
☆	☆	CURB & GUTTER
☆	☆	EDGE OF PAVEMENT
☆	☆	DUMPSTER
☆	☆	CONCRETE SIDEWALK
☆	☆	CONCRETE DRIVEWAY
☆	☆	ROAD BASE DRIVE AISLE
☆	☆	ACCESSIBLE SIGN
☆	☆	HANDICAP ACCESSIBLE ROUTE
☆	☆	WHEEL STOP
☆	☆	PROPOSED CONTOUR
☆	☆	TC - TOP OF CURB
☆	☆	TP - TOP OF PAVEMENT
☆	☆	DIRECTION OF FLOW
☆	☆	4x4 WD POST FOR ELECTRICAL
☆	☆	WASTEWATER CLEANOUT
☆	☆	TREE TO BE REMOVED
☆	☆	TREE TO BE SAVED

TOPOGRAPHIC
MAP

CHANNEL ROAD SUBDIVISION
1750 CHANNEL ROAD
AUSTIN, TEXAS 78746

NO.	DESCRIPTION	DATE

Scale: 1"=10'

Design Team: T.H./A.A.

SHEET
4

NSEW Project No:
0285-0001

City Project No:
0000

Applicant's Variance Request Information



ENVIRONMENTAL BOARD VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Terrence L. Irion
Street Address	1250 S. Capital of Texas Hwy., 3 Cielo Ctr., Ste 601
City State ZIP Code	Austin, TX 78746
Work Phone	512-615-6653
E-Mail Address	Terry.irion@sprouselaw.com

Variance Case Information

Case Name	Channel Road Subdivision
Case Number	C8-2016-0074.0A
Address or Location	1750 Channel Road, Austin, TX
Environmental Reviewer Name	Mike McDougal
Applicable Ordinance	Section 25-8-453(B)
Watershed Name	Lake Austin
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input type="checkbox"/> No

Distance to Nearest Classified Waterway	On Lake Austin
Water and Waste Water service to be provided by	Water comes from Lake Austin; On-site Septic
Request	The variance request is as follows (Cite code references:

Impervious cover	Existing	Proposed
square footage:	<u>1,262</u>	<u>2,495</u>
acreage:	<u>0.029</u>	<u>0.057</u>
percentage:	<u>15.25</u>	<u>30.14</u>
Provide general description of the property (slope range, elevation range, summary of vegetation/trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>This is a 0.1900 acre one lot subdivision located at 1750 Channel Road, Austin, Texas 78746. This parcel consists of three tracts, tract 1 and tract 2 of which are described in a deed recorded in document #2012206220 OPRTC. Tract 3 is an 0.0248 acre strip that lies between the two tracts described in the above referenced deed and channel road. The 0.0248 acre strip is also owned by Red Bud Partners LP. Furthermore, 0.0098 acres are being dedicated to street ROW. The property is located in the City of Austin's full purpose jurisdiction. The proposed project is to subdivide the three tracts into one legal lot. The property is located on the south shore of Lake Austin. The property is located in the Lake Austin Watershed which is classified as a Water Supply Rural watershed. The property is currently zoned SF-2, and is developed with one existing single family home and on-site septic field on the land. Once the subdivision is approved the existing septic field is to be redone. The soil on the property is comprised of Lincoln loamy sand (Ln), a type "A" hydrologic soil that exhibits a low shrink-swell potential (See Exhibit III, Soils Map). The property slopes away from Channel Road and towards the back of the property along the lake at roughly 0.5 to 1%. As seen from the FEMA FIRM 48453C0435H, dated September 26th, 2008, there is no 100-year floodplain identified on the property with exception of the northern edge (average 12 feet off the property line) of the lot right along the lake. The 100 year fully developed floodplain elevation according to the floodplain study conducted by the City of Austin is 494.6.</p> <p>Detention will not be required for this Subdivision since it is located on Lake Austin. Water quality controls will also not be required with this subdivision since the total of new and redeveloped impervious cover will not exceed 8,000 square feet (LDC 25-8-211). The existing development has 1,262 square feet (0.029 ac) of impervious cover which will be removed with this plat and the new development will have 2,494 square feet (0.057 ac) of impervious cover, or 30.14% of the proposed lot. This is well within the allowable 45% impervious cover, pursuant to the SF-3 requirements and within the 35% impervious cover limit for tracts configured before April 22, 1982 (to the extent the LA overlay ordinance applies, which we doubt). The drainage for the proposed project will not be altered. There will be no phasing of the site. Included with this submittal</p>	

	<p>of the subdivision plat are several other plan sheets. A Drainage Area Map, Exhibit IV, shows the drainage pattern for the property in both the existing and proposed conditions. Note that there are no off-site flows that enter onto the property. The site is very flat and the road, which sits upstream of the property, is guttered therefore preventing off-site flows from entering the property. An Erosion Control and Tree Protection Plan, Exhibit V, shows the protective erosion controls that will be installed during the future site construction along with tree protection. A Topographic Area Map, Exhibit VI, is also included which will show the topography of the site. And lastly a Slope Map, Exhibit VII, which will show the slope breakdown of the property has been included.</p>	
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Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	<p>Attached please find Exhibit A page 1 of 2 which is a tax parcel map from 1993 which shows the original 0.14 acre parcel that was configured sometime before 1960 and on which the existing house and septic system were placed. In October of 1995, a neighboring property owner, Bruce Wassinger, conveyed the 0.035 acre parcel to applicant's predecessor in title Scott and Julie Sayers by warranty deed recorded in volume 12539 page 0930 Real Property Records of Travis County Texas because the redevelopment of this property will include not only the 0.14 acre legal lot excepted from platting requirement by section 25-4-2 of the City Code, but also the 0.035 acre parcel. The Property will need to be platted and it does not meet the current area requirements for platting a property in the rural watershed. Accordingly, the applicant is seeking a variance from the minimum site area requirements for platting of subdivision lot under current code.</p>
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Davis Single Family Residence

Ordinance: 25-8-453

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes This single residential subdivision plat is on a tract originally configured as a .14 acre parcel prior to 1960. It is currently developed with a one story house and septic system. The Property is in bad need of repair as is the onsite sewage facility. Applicant proposes demolishing the house and obtaining a new building permit to build a new small home on the .14 acre and .035 acre parcel. The .14 acre parcel qualifies for legal lot status, but when the .035 acre parcel was added to the .14 acre parcel in October of 1995, missing the legal lot status cut-off date of January 1, 1995 for the somewhat larger parcel, the site area requirement of 25-8-453(8), without the variance, will deprive this Property of the right to legally plat it and allow it to secure a building permit for redevelopment.

2. The variance:

Yes § 25-8-453(8) Code of the City of Austin provides that for a duplex or single family residential use, density may not exceed one unit for each two acres of site area with a minimum lot size of 3/4 acre. Applicant cannot meet this requirement for platting the lot because the tract on which the house was configured and subdivided without recording of a plat more than 50 years ago is the only property available to participate in this plat as the area is fully built out. The requirement that a single family residential lot contain 3/4 acre will deprive the applicant of the privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development. This finding of fact can be made as evidence by the tax parcel map from 1993 attached as Exhibit A hereto which shows all the surrounding properties that had been configured without the benefit of the subdivision plat that are less than 3/4 of an acre. Applicant does not have access to additional land which it can add to the division of this property. Applicant is not trying to further "subdivide" the Property. Applicant is platting the property it holds for the purpose of recording a plat that has been developed for more than 50 years.

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes This finding of fact is met because the applicant did not choose to configure the Property or to "subdivide" the Property.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes The applicant is merely trying to record a plat of all the property it owns, which has been developed since 1960 and in its current configuration with the additional .035 acre parcel since October 1995. The variance is not based on a condition caused by the method chosen by the applicant to develop the Property. The variance to approve a plat of a lot containing approximately 8,703 square feet is the minimum change necessary to avoid the deprivation and privilege given to other property owners and to allow reasonable use of the Property.

- c) Does not create a significant probability of harmful environmental consequences; and

Yes The variance will not create a significant probability of harmful environmental consequences. In fact, approval of the variance will allow the applicant to replace the existing 66-year-old septic system with a new state of the art septic system which will enhance water quality on this lakefront lot.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes Approval of the variance will enhance water quality by allowing for eventual reconstruction of the bulkhead and wood pier. The redevelopment will maintain the 75-foot Critical Water Quality Zone setback. The variance will allow for a replacement wood frame house for the deteriorating wood frame house on the property and will allow for a new state of the art septic system to replace the existing failing septic system. Impervious cover on this site will be substantially less than 8,000 square feet (approximately 2,500 square feet).

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

Yes The granting of variance will allow the .14 acre portion of the property which has been developed and configured since before 1960 to be legally platted as a slightly larger approximate 8,700 square foot lot with a new state of the art septic system which will enhance water quality.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

Yes Without variance the existing home with wood rot and a failing septic system with current electric service will be unable to replace the septic system with a new state of the art facility because of the requirement to plat the property before such permits can be issued.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Yes The variance will allow reconstruction of the bulkhead and wood pier as well as on-site septic system and will limit impervious cover to approximately 2,500 square feet and will allow for the replacement of the existing wood rot residence which has reached the end of its useful life.

****Variance approval requires all above affirmative findings.**

Exhibits for Board Backup and/or Presentation

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)

EXHIBIT I
ENVIRONMENTAL ASSESSMENT

Case No.:
(City use only)**Environmental Resource Inventory**For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: 1750 Channel Road
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 128949
3. ADDRESS/LOCATION OF PROJECT: 1750 Channel Road, Austin, TX 78746
4. WATERSHED: Lake Austin
5. THIS SITE IS WITHIN THE (Check all that apply)
- | | | |
|---|------------------------------|--|
| Edwards Aquifer Recharge Zone* (See note below) | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> No |
| Edwards Aquifer Contributing Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> No |
| Edwards Aquifer 1500 ft Verification Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> No |
| Barton Spring Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> No |
- *(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES** ☒ NO
- If yes, then check all that apply:
- ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
- ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
- ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
- ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ☐ YES*** ☒ NO

*****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 0 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

0 _____ (#'s) Spring(s)/Seep(s) 0 _____ (#'s) Point Recharge Feature(s) 0 _____ (#'s) Bluff(s)
 0 _____ (#'s) Canyon Rimrock(s) 0 _____ (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ Site Specific Geologic Map with 2-ft Topography
- ☒ Historic Aerial Photo of the Site
- ☒ Site Soil Map
- ☒ Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography

Only if present on site (Maps can be combined):

- ☐ Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone
(Only if site is over or within 1500 feet the recharge zone)
- ☐ Edwards Aquifer Contributing Zone
- ☐ Water Quality Transition Zone (WQTZ)
- ☐ Critical Water Quality Zone (CWQZ)
- ☐ City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness			
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)	
Gaddy soils, 0-1% slopes	A	8.25	*Soil Hydrologic Groups Definitions (Abbreviated) A. Soils having a <u>high infiltration</u> rate when thoroughly wetted. B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted. C. Soils having a <u>slow infiltration</u> rate when thoroughly wetted. D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted. **Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.
Urban land	D	3.3	

Description of Site Topography and Drainage *(Attach additional sheets if needed):*

Topographically, the site is 489.4 feet above mean sea level (USGS, 1988) with a gradient to the northeast toward Lake Austin located at the property boundary. None of the subject site is within the 100-yr floodplain (FEMA, 2008).

Based on the Soil Survey of Travis County, Texas, published by the United States Department of Agriculture, Soil Conservation Service, the soils at the subject site are mapped as primarily Gaddy soils and urban land, 0-1% slopes. Gaddy soils have a surface layer of loamy fine sand approximately 0-17 inches in thickness. The underlying material, to a depth of greater than 99 inches, is fine sand. The soils are well-drained, with moderate permeability and very low water capacity.

No hydrologic discharge (such as springs), or other Critical Environmental Features such as bluffs, canyon rimrocks, caves, sinkholes, potential recharge features or evidence of wetlands were evident on the subject site. No natural recharge features were noted on the subject tract.

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
N/A	Fluviatile deposits	

Brief description of site geology *(Attach additional sheets if needed):*

Fluviatile terrace deposits, Qt, occur along terraces and streams. It consists of gravel, sand, silt, and clay in various portions with gravel more prominent in the older, higher terraces. Along the Colorado River, mostly dolomite, limestone, chert, quartz, and various igneous and metamorphic rocks from the Llano region occur. Dolomite, limestone, and chert from the Edwards Plateau can also occur. The sand is mostly quartz (Geologic Atlas of Texas - Austin Sheet).

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled
0 (#s) The wells are not in use and have been properly abandoned.
0 (#s) The wells are not in use and will be properly abandoned.
0 (#s) The wells are in use and comply with 16 TAC Chapter 76.
 There are 0 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed):*

The subject site is a 0.1780 acre tract with a single story house present. Based on the publication Vegetational Areas of Texas (Gould, H.F.), the site is situated within the Blackland Prairie vegetational area of Texas. The vegetation is landscaped with few native grass and forb species.

There is woodland community on site ☐ YES ☐ NO *(Check one).*

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Pecan	Carya illinoensis
Crepe Myrtle	Lagerstroemia indic
American Sycamore	Platanus occidentalis

There is grassland/prairie/savanna on site..... ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☒ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: November 5, 2014
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

John Langan

210/342-9377

Print Name

Telephone

Signature

john.langan@psiusa.com

Email Address

PSI

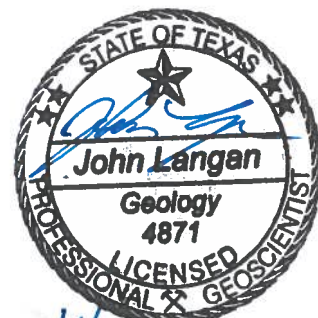
4/22/2016

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.
Seal



Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



1. View north towards the single story house from the south corner of the property.



2. View east towards a neighboring house from the south corner of the property.

Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



3. View south along Channel Rd. from the south corner of the property.



4. View west across Channel Rd. from the south corner of the property.

Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



5. View north towards a neighboring house from the west corner of the property.



6. View east towards the house present on the subject property from the west corner of the property.

Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



7. View south along Channel Rd. from the west corner of the property.



8. View west across Channel Rd. From the west corner of the property.

Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



9. View north from the north corner of the property.



10. View east across Lake Austin from the north corner of the property.

Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



11. View south across the subject property from the north corner.



12. View west towards a neighboring house from the north corner of the property.

Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



13. View north across Lake Austin from the east corner of the property.



14. View south from the east corner of the property .

Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



15. View west across the subject property from the east corner.

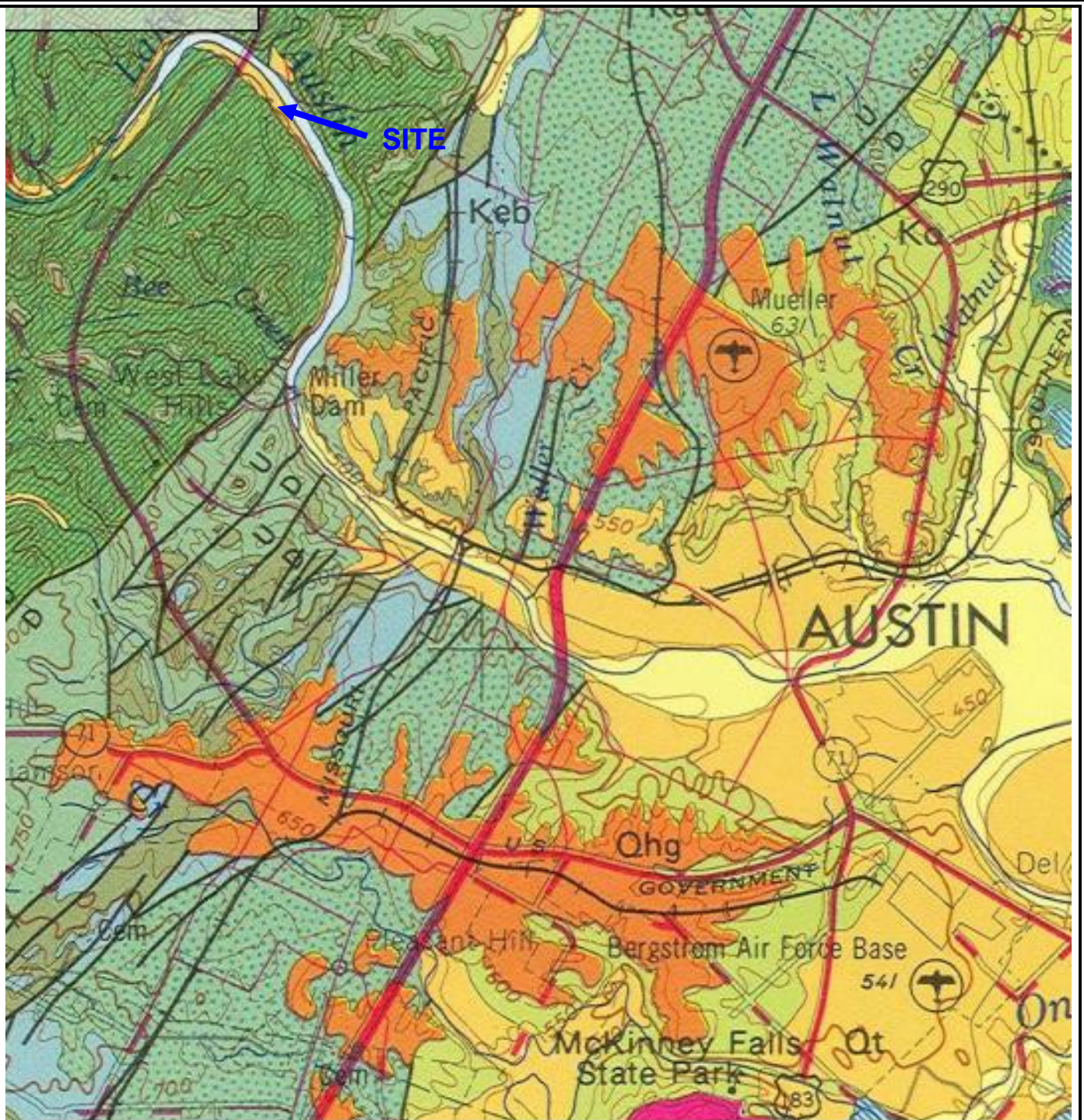


16. View of the backside of the house present on the property.

Project No. 0435-1981 City of Austin ERI 1750 Channel Road, Austin Texas



17. View along the east side of the house.



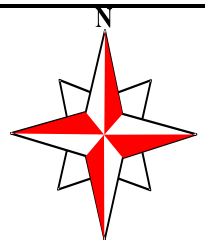
psi Information
To Build On
Engineering • Consulting • Testing
PSI, Inc.
7400 Blanco Road, Suite 257
San Antonio, Texas 78216

PROJECT NAME:

Channel Rd. ERI
1750 Channel Road
Austin, Texas

PROJECT NO.:435-1981

Geologic Map





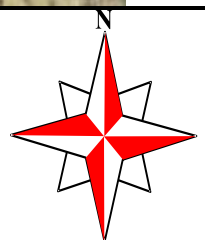
psi Information
To Build On
Engineering • Consulting • Testing
PSI, Inc.
3 Burwood Lane
San Antonio, Texas 78216

PROJECT NAME:

Channel Rd. ERI
1750 Channel Rd.
Austin, Texas

PROJECT NO.:435-1981

Aerial Map 2003





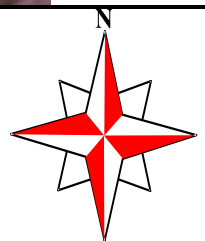
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San Antonio, Texas 78216

PROJECT NAME:

Channel Rd. ERI
1750 Channel Rd.
Austin, Texas

PROJECT NO.:435-1981

Soils Map



AERIAL MAP WITH CONTOURS AND CRITICAL ENVIRONMENTAL FEATURES CITY OF AUSTIN DEVELOPMENT WEB M



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Spring
- Wetland
- Rock Outcrop
- Edwards Aquifer Recharge
- Edwards Aquifer Recharge
- Contours Year 2012
 - Index
 - Intermediate
 - Special
- Barton Springs Overlay

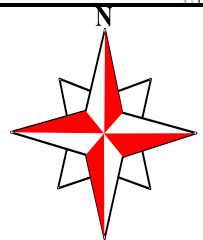
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1750 Channel Rd.
Austin, Texas

PROJECT NO.:435-1981

**Critical
Environmental
Features on Aerial
Map with
Topography**





U.S. Fish and Wildlife Service

National Wetlands Inventory

Channel RD ERI

Apr 21, 2016



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

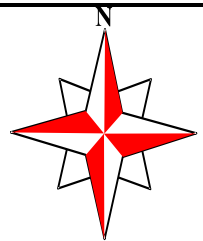
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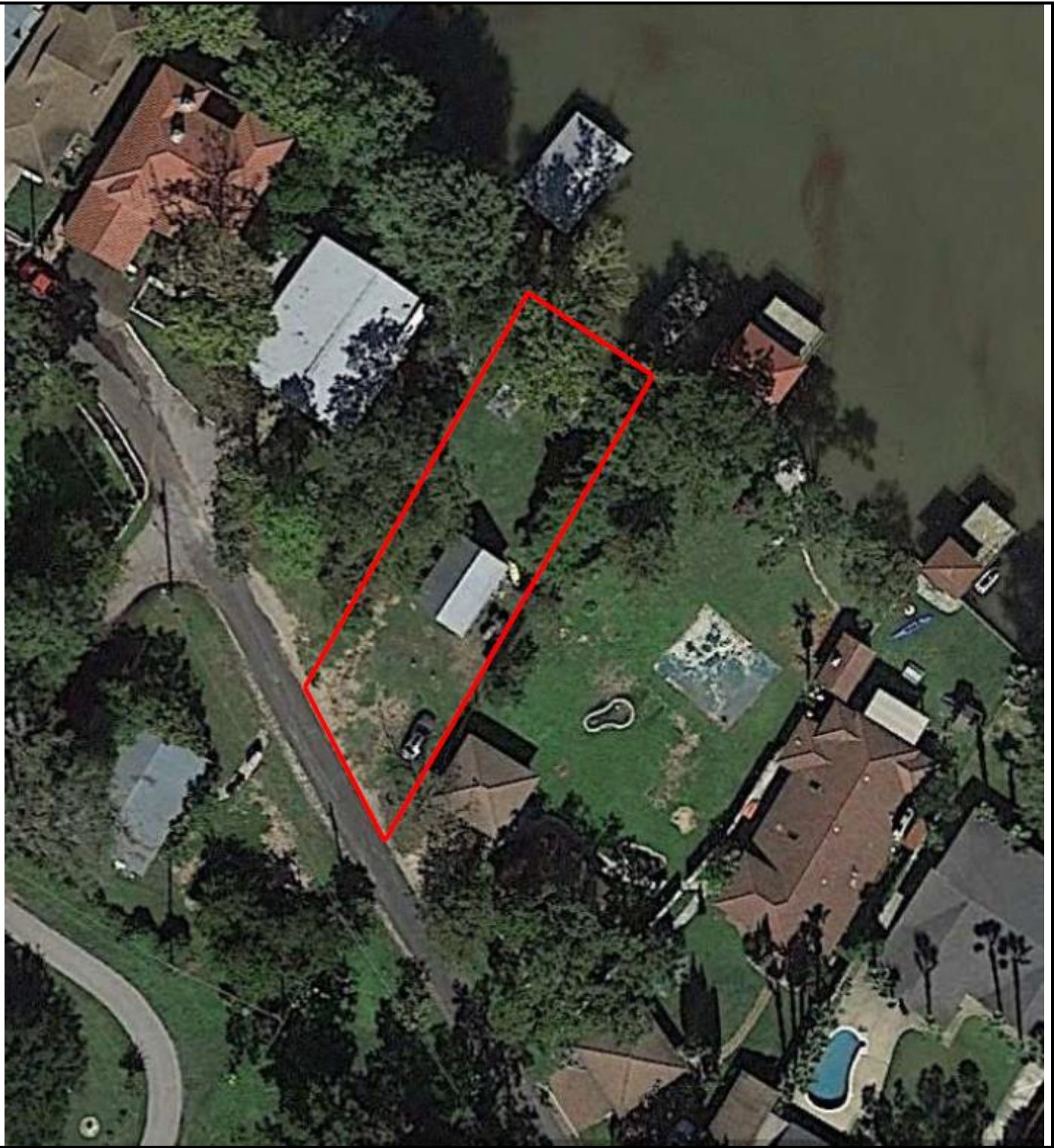
PROJECT NAME:

Channel Rd. ERI
1750 Channel Rd.
Austin, Texas

PROJECT NO.: 435-1981

Wetlands Map





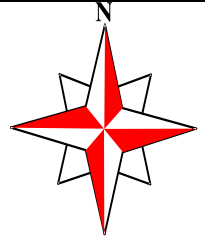
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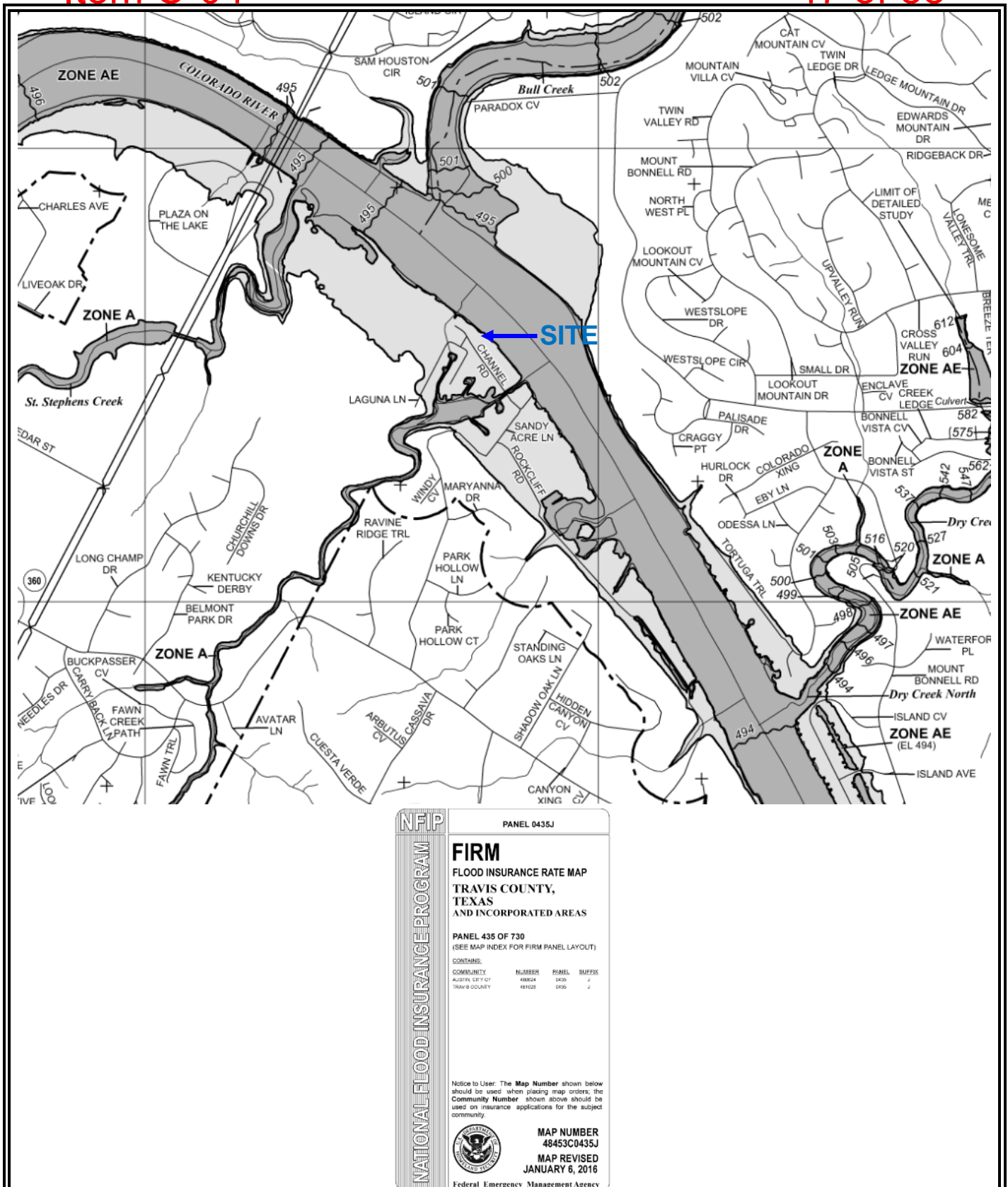
PROJECT NAME:

Channel Rd. ERI
1750 Channel Rd.
Austin, Texas

PROJECT NO.:435-1981

Site Map



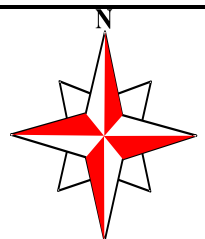


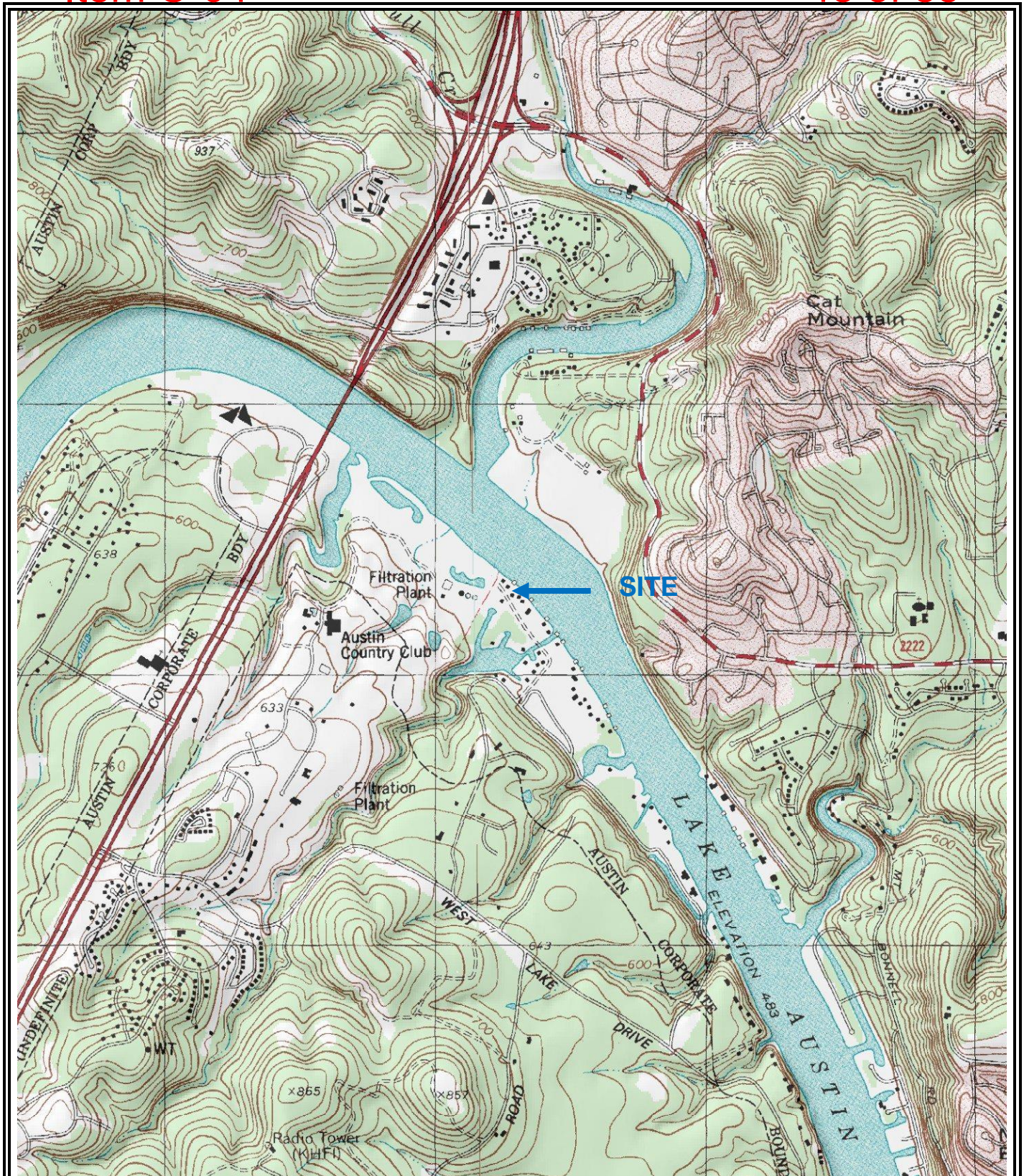
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PROJECT NAME:
 Channel Rd. ERI
 1750 Channel Rd.
 Austin, Texas

PROJECT NO.:435-1981

Floodplain Map





psi Information
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San Antonio, Texas 78216

PROJECT NAME:

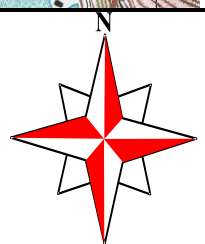
Channel Rd. ERI

1750 Channel Rd.

Austin, Texas

PROJECT NO.: 435-1981

Topographic Map





A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Travis County, Texas



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

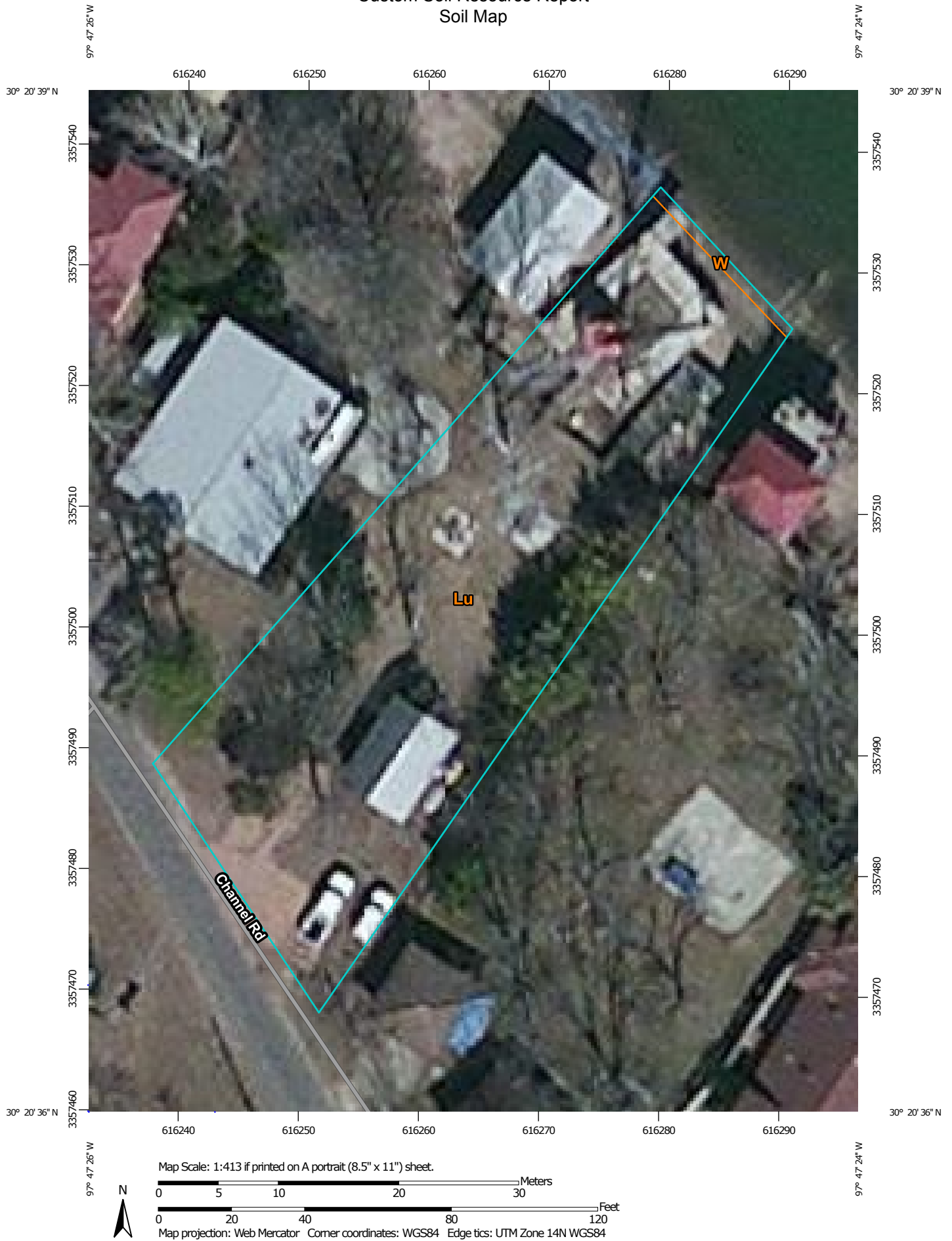
While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map


The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils

 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip


 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 16, Sep 24, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 6, 2011—Feb 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Travis County, Texas (TX453)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lu	Gaddy soils and Urban land, 0 to 1 percent slopes, occasionally flooded	0.3	98.9%
W	Water	0.0	1.1%
Totals for Area of Interest		0.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Travis County, Texas**Lu—Gaddy soils and Urban land, 0 to 1 percent slopes, occasionally flooded****Map Unit Setting**

National map unit symbol: f65l
Elevation: 0 to 4,000 feet
Mean annual precipitation: 8 to 60 inches
Mean annual air temperature: 54 to 73 degrees F
Frost-free period: 180 to 310 days
Farmland classification: Not prime farmland

Map Unit Composition

Gaddy and similar soils: 85 percent
Urban land: 10 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gaddy**Setting**

Landform: Flood plains
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy alluvium of holocene age derived from mixed sources

Typical profile

H1 - 0 to 17 inches: loamy fine sand
H2 - 17 to 99 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A

Description of Urban Land**Typical profile**

H1 - 0 to 40 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s

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Hydrologic Soil Group: D

Minor Components**Unnamed**

Percent of map unit: 5 percent

W—Water**Map Unit Composition**

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

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EXHIBIT II

APPLICANT'S VARIANCE REQUEST LETTER



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

TERRY L. IRION, ATTORNEY
terry.irion@sprouselaw.com
(512) 615-6653

June 23, 2016

VIA EMAIL:

Planning & Development
Review Department
City of Austin
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Variance Request Platting Lot Less than 3/4 of an Acre in Rural Supply
Watershed
1750 Channel Road, Austin, Texas 78746 (the "Property")
File No.: C8-2016-0074-0A
Tax ID No.: 0133110123

Ladies and Gentlemen:

The purpose of this correspondence is to request a variance from LDC § 25-8-453 to permit the recording of a plat for a single family residential development of a tract of land containing less than 3/4 of an acre in the Rural Supply Watershed. The tract was originally subdivided as a .14 acre parcel without recording of a plat by the applicable regulatory agency prior to 1960. A .035 acre Tract 2 was added to the parcel in October 1995 by deed of conveyance to applicant's predecessor in title. A third tract containing .0248 acres is being added to the tract at this time in order to dedicate additional right-of-way for Channel Road with this application.

The variance requested is the minimum necessary to avoid the deprivation of a privilege enjoyed by other similarly situated properties with similarly timed development in this area of the west bank of Lake Austin. This request is not based on the method chosen to develop the Property by the applicant.

Applicant's predecessor in title purchased the Property in 1996, long after the Property had been configured in its current configuration and with the existing residential development on the Property. The improvements have reached the end of their useful life and need to be rebuilt.

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The City has determined that the recording of a plat is required as a condition precedent to issuance of a building permit. Accordingly, request for variance from § 25-8-453(B) is requested to permit this approximate 8,700 square foot tract of land to be platted.

- I. Proposed Development. Single lot residential subdivision plat of tract originally configured as a .14 acre parcel prior to 1960 when TCAD records the construction of a small one-story house. Prior to 1960, the City did not regularly assert its jurisdictional authority over this area of the west bank of Lake Austin. The entire area shown on an old (1993) TCAD map, attached hereto as Exhibit A, shows every parcel divided or subdivided in the area by metes and bounds without the benefit of a recorded plat, except for the Roy & E. C. Logsdon Subdivision, which was recorded in 1966 as a City of West Lake Hills ETJ subdivision. Please note this subdivision identified its only access to the outside world by a “20-foot road easement”. That road easement, depicted by yellow highlighter on Exhibit A, is what today is known as Channel Road and which has been taken over recently for maintenance as a public road by the City of Austin.

A Small house with onsite sewage facility and access to Lake Austin potable water was built on the .14 acre tract in 1960, se TCAD Exhibit B. The Property has had electric service since 1960.

The home is in bad need of repair, as is the onsite sewage facility. Applicant proposes demolishing the house, obtaining a building permit to build a new small home on this approximately 8,700 square foot lot in the SF-2 zone district, and building a new state of the art onsite sewage facility.

The City requires the Property to be platted before a building permit is issued because the .035 acre parcel was added to the .14 acre parcel on which this house is located by deed recorded in Volume 12539, Page 930, Deed Records of Travis County, Texas in October 1995, missing the legal lot status cut-off date of January 1, 1995 by some 10 months.

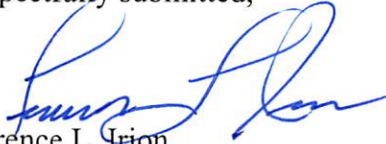
- II. Variance Requested. § 25-8-453(B) Code of the City of Austin provides that for a duplex or single family residential use, density may not exceed one unit for each two acres of site area with a minimum lot size of 3/4 acre. Applicant cannot meet this requirement for platting the lot because the tract on which the house was configured and subdivided without recording of a plat some 50 years ago is the only property available to participate in this plat.

III. Finding of Fact.

1. **The require of § 25-8-453(B) that a single family residential lot contain a minimum of 3/4 acre will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.** This finding of fact can be made as evidenced by the tax parcel map from 1993, attached as Exhibit A, which shows all the surrounding properties that have been configured without the benefit of a subdivision plat that are less than 3/4 of an acre. Applicant down not have access to additional land which it can add to the division of this property. Please understand that applicant is not trying to further “subdivide” the Property. It is platting all the property it holds on the east side of Channel Road for the purpose of recording a plat of the Property that has been developed for more than 50 years.
2. **The variance (a) is not based on a condition caused by the method chosen by the applicant to develop the Property unless the development method provides greater overall environmental protection than is achievable without the variance.** This finding of fact is met because the applicant did not choose to configure the Property or to “subdivide” the Property. It is merely trying to record a plat of all the property it owns, which has been in its current configuration since October 1995 and a portion of which has been developed with an existing house since prior to 1960. The variance to approve a plat of a lot containing approximately 8,703 square feet is the minimum change necessary to avoid the deprivation and privilege given to other property owners and to allow reasonable use of the Property. The variance will not create a significant probability of harmful environmental consequences. In fact, approval of the variance will allow the applicant to replace the existing 66-year-old septic system with a new state of the art septic system which will enhance water quality on this lakefront lot.
3. **Development with a variance will result in water quality that is at least equal to the water quality achievable without the variance because the variance will allow the existing deteriorating wood frame house to be replaced with a new house and a state of the art septic system.** Approval of the variance will enhance water quality by allowing for eventual reconstruction of the bulkhead and wood pier. The redevelopment will maintain the 75-foot Critical Water Quality Zone setback. Impervious cover on this site will be substantially less than 8,000 square feet (approximately 2,500 square feet).

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Respectfully submitted,



Terrence L. Irion
Attorney for Tom and Jan Davis
For the benefit of Redbud Partners, LP

Encs. [*as stated*]

c. Mr. and Mrs. Tom Davis, Jr.

EXHIBIT A

TAX PARCEL MAP / CONTEXT MAP



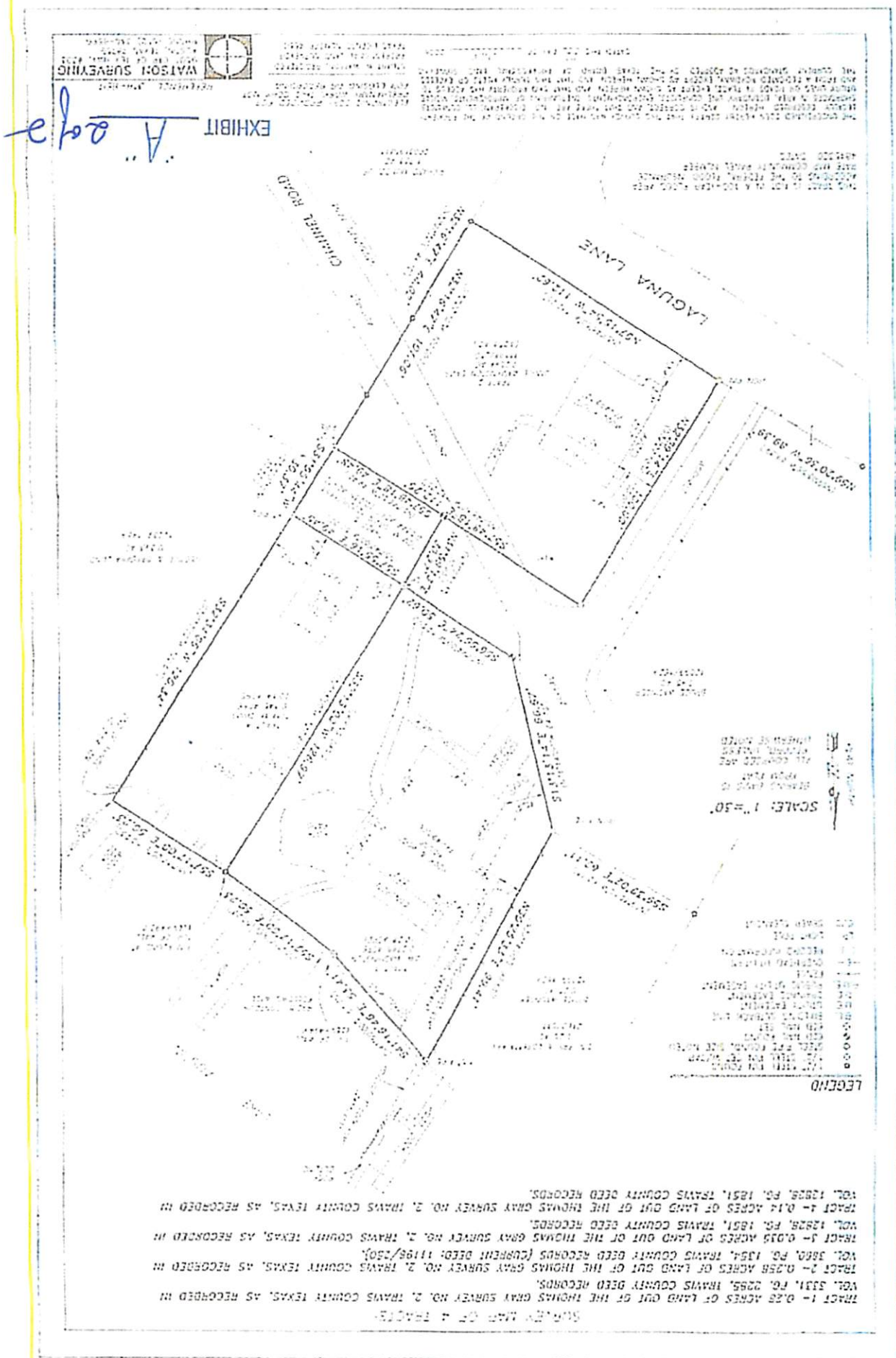


EXHIBIT B

AERIAL PHOTO OF SITE



Sent from my iPhone

EXHIBIT C
SITE PHOTO



EXHIBIT D

AERIAL PHOTO OF VICINITY



EXHIBIT III

SOILS MAP

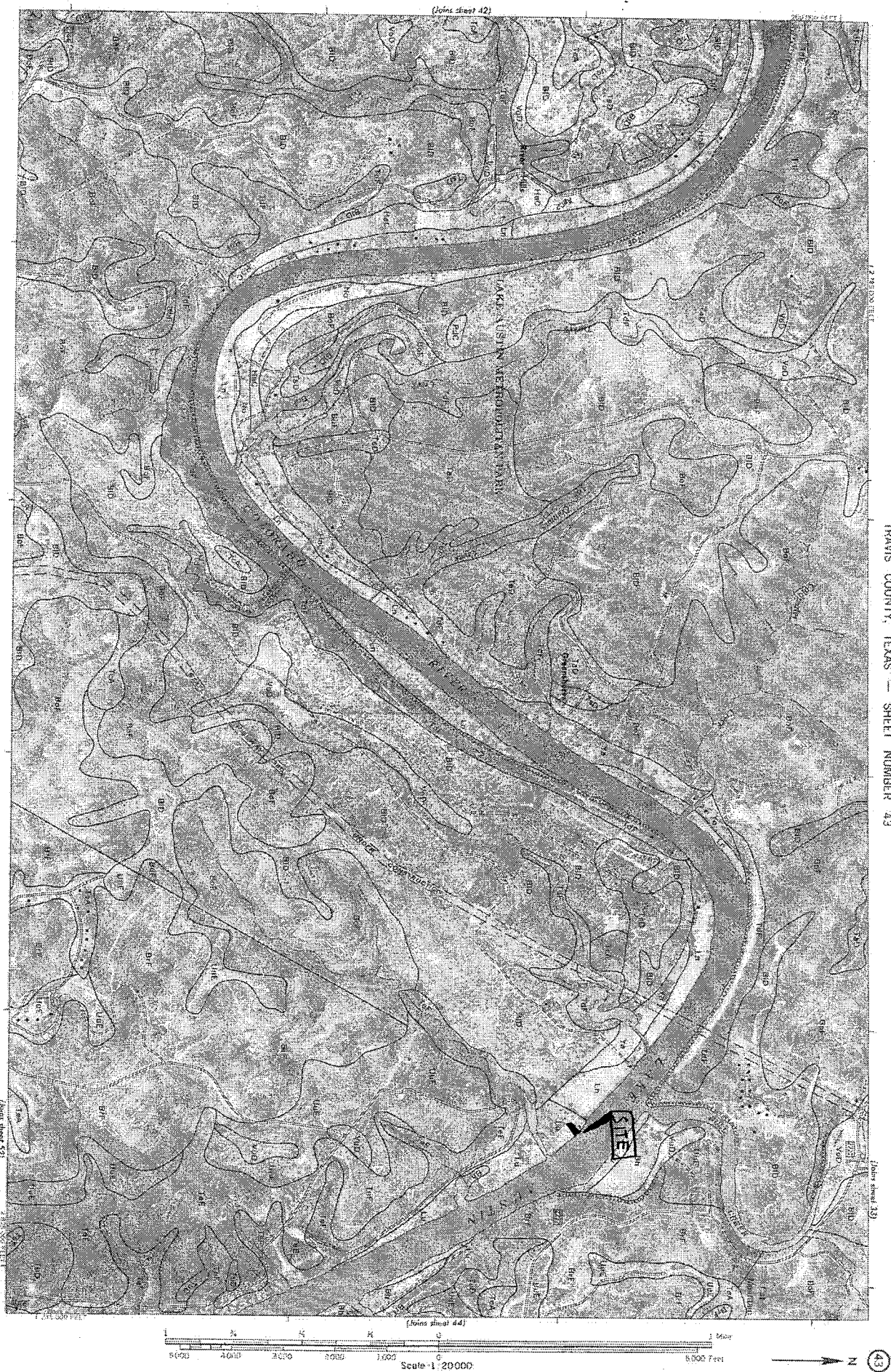


TABLE 3.--ESTIMATED SOIL PROPERTIES SIGNIFICANT IN ENGINEERING--Continued

80 of 88

Soil series and map symbols	Hydro-logic group	Depth to bedrock Inches	Depth from surface Inches	Classification				Percentage passing sieve--					Permeability Inches per hour	Available water capacity Inches per inch of soil	Reaction pH	Shrink-swell potential
				USDA texture	Unified	MSHO	No. 4 (4.75 mm.)	No. 10 (2.0 mm.)	No. 40 (0.425 mm.)	No. 200 (0.075 mm.)						
Lincoln: Lo La----- For Urban land part of lot, see Urban land.	A	>60	0-18 18-26 26-30 30-40 40-114	Loamy fine sand----- Sandy loam and fine sand. Loamy sand----- Sandy loam----- Fine sand-----	SM SM SP-SM SM SP-SM	A-2.4, A-4 A-2.4 A-2.4 A-2.4 A-2.4	100 100 100 100 100	100 100 100 100 100	80-100 80-100 80-99 80-100 80-100	15-20 25-30 5-10 30-35 8-13	6.30-20.0 6.30-20.0 6.30-20.0 6.30-20.0 6.30-20.0	0.06-0.09 0.04-0.06 0.04-0.06 0.04-0.06 0.04-0.06	7.4-7.8 7.4-7.8 7.4-7.8 7.4-7.8 7.4-7.8	Low. Low. Low. Low. Low.		
Miller: M----- Mixed alluvial land: M4. Soil material is too variable for reliable evaluation.	D	>60	0-70 70-120	Clay----- Silty clay-----	CH CH	A-7-6 A-7-6	100 100	100 100	97-99 100	95-100 100	<0.06 0.17-0.20	0.19-0.23 0.17-0.20	7.4-8.4 7.4-8.4	High. High.		
Northport: No, M----- * Patrick: PG, PG, PG, PG-- For Urban land part of PG, see Urban land.	B	>60	0-18 18-60	Silty clay loam----- Stratified silty clay loam, fine sandy loam, silt loam.	CL CL or ML	A-6 A-6 or A-4	100 100	100 100	100 100	85-96 85-95	0.63-2.00 0.63-2.00	0.17-0.20 0.15-0.18	7.9-8.4 7.9-8.4	Low. Low.		
Federmeiser: FMC, PMD----- Purcell: PC-----	B	16-24	0-22 22-120	Clay----- Gravelly loamy sand--	CL CL, GL, or CH	A-7-6, A-6 A-2.4	85-100 25-50	75-95 25-45	60-90 10-25	51-79 8-20	0.63-2.00 >20.0	0.13-0.15 0.02-0.03	7.9-8.4 7.9-8.4	Moderate. Low.		
Riverwash: RV. Soil material is too variable for reliable evaluation.	C	>60	0-8 8-20 20-50 50-72 72-74	Fine sandy loam----- Sandy clay----- Sandy clay loam----- Sandy loam----- Hard limestone.	SM CL or CH SC SC or SM	A-2.4 A-7-6 A-6 A-6 A-6	98-100 98-100 98-100 98-100 98-100	98-100 90-100 65-90 65-91 65-91	90-95 70-90 50-65 50-65 50-65	30-35 51-65 35-49 35-48 35-48	0.63-2.00 0.2-0.63 0.2-0.63 0.2-0.63 0.2-0.63	0.14-0.16 0.14-0.16 0.14-0.16 0.14-0.16 0.14-0.16	6.1-7.8 7.4-7.8 6.5-7.3 6.6-8.4 6.6-8.4	Low. Moderate. Moderate. Low. Low.		
Rock outcrop. Soil material is too variable for reliable evaluation.	D	10-20	0-15 15-17	Silty clay----- Limestone.	CH	A-7-6	100	98-100	85-95	80-90	0.20-0.63	0.13-0.15	7.4-8.4	High.		
* San Sabal: Sab, SBA----- For Urban land part of SBA, see Urban land.	D	24-40	0-38	Clay----- Grey limestone.	CH	A-7-6	100	97-100	90-100	85-95	<0.06	0.17-0.20	7.4-8.4	High.		

EXHIBIT IV

DRAINAGE AREA MAP

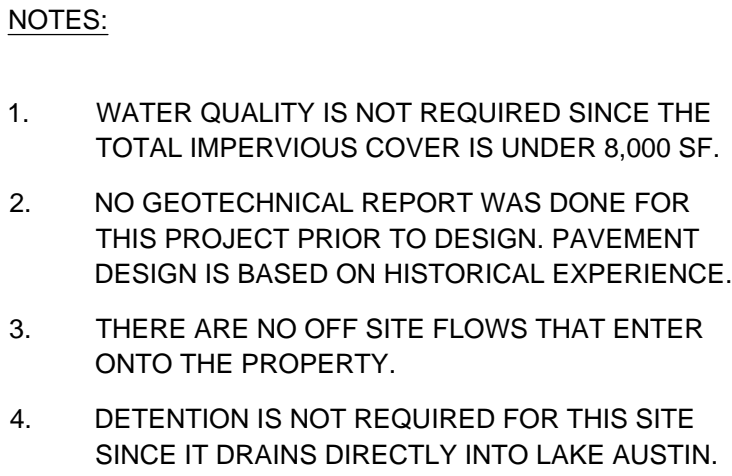
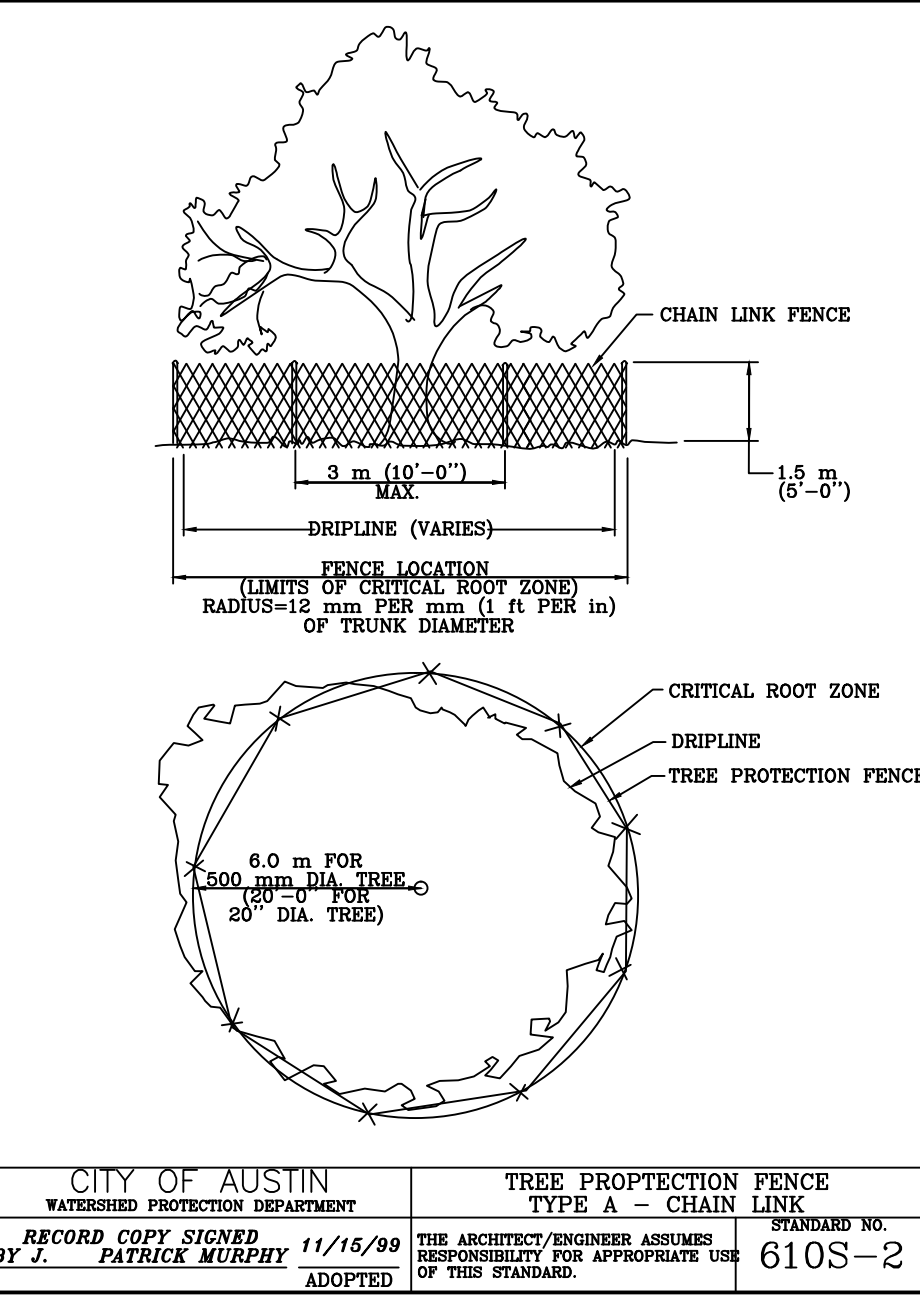
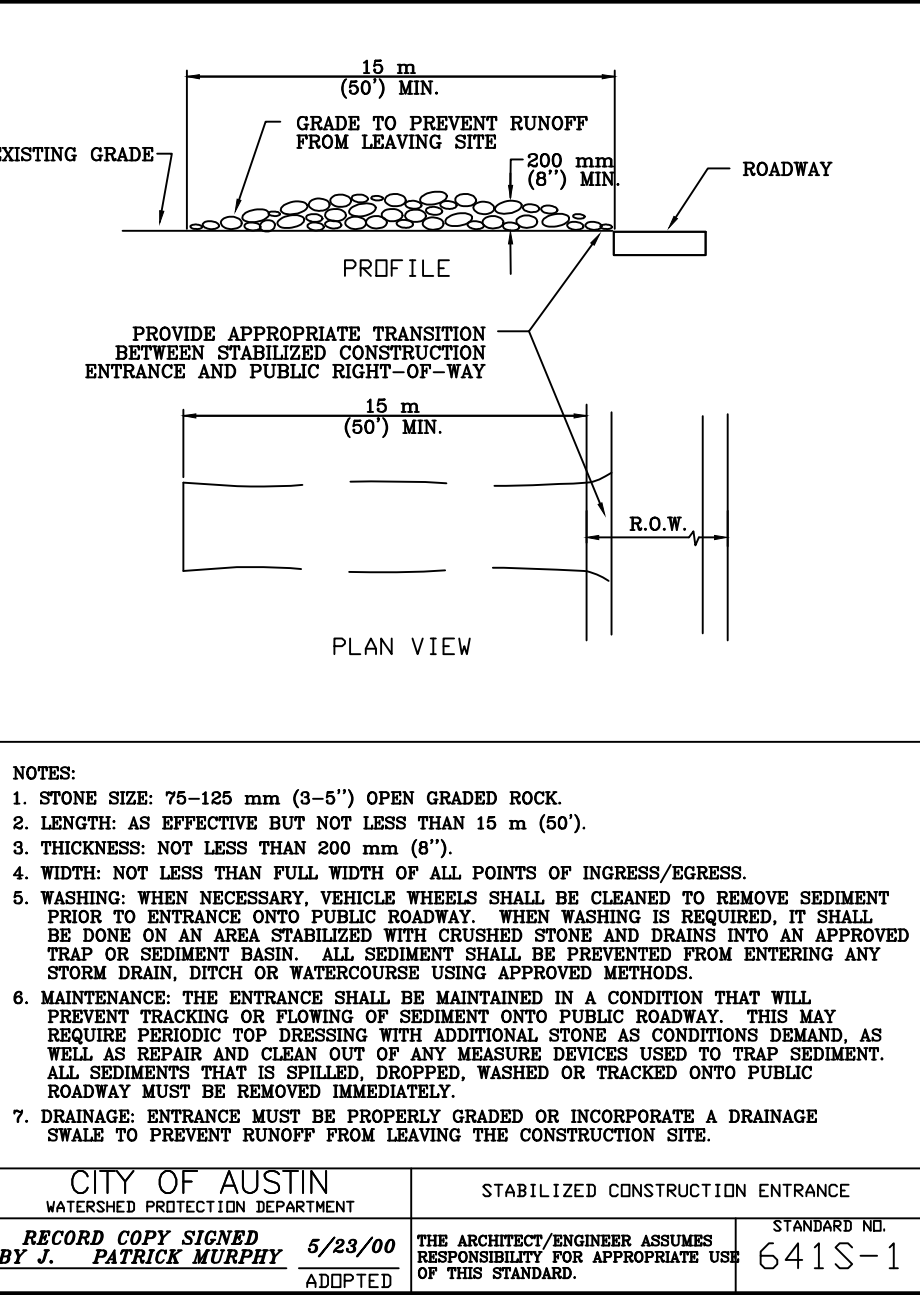
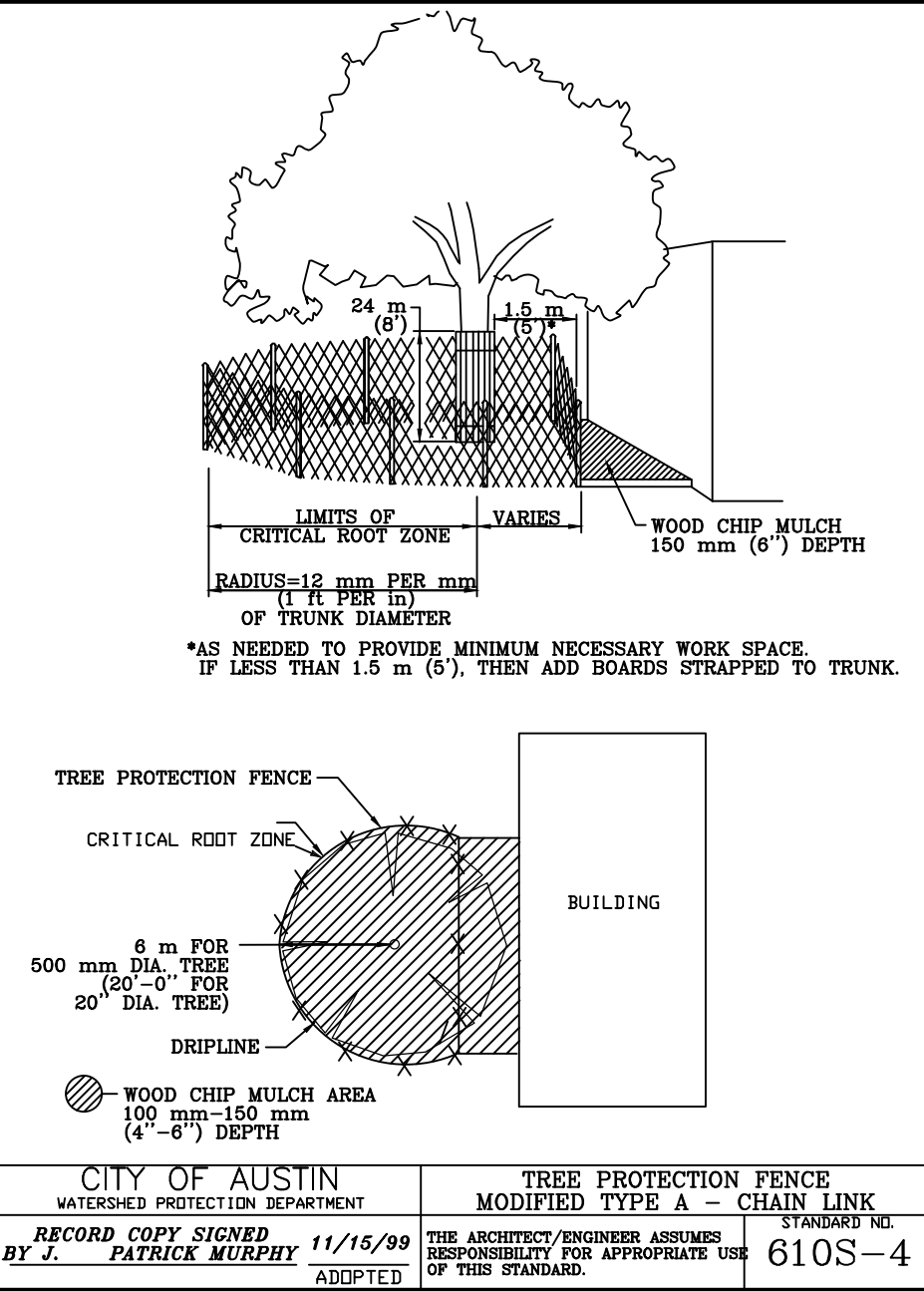
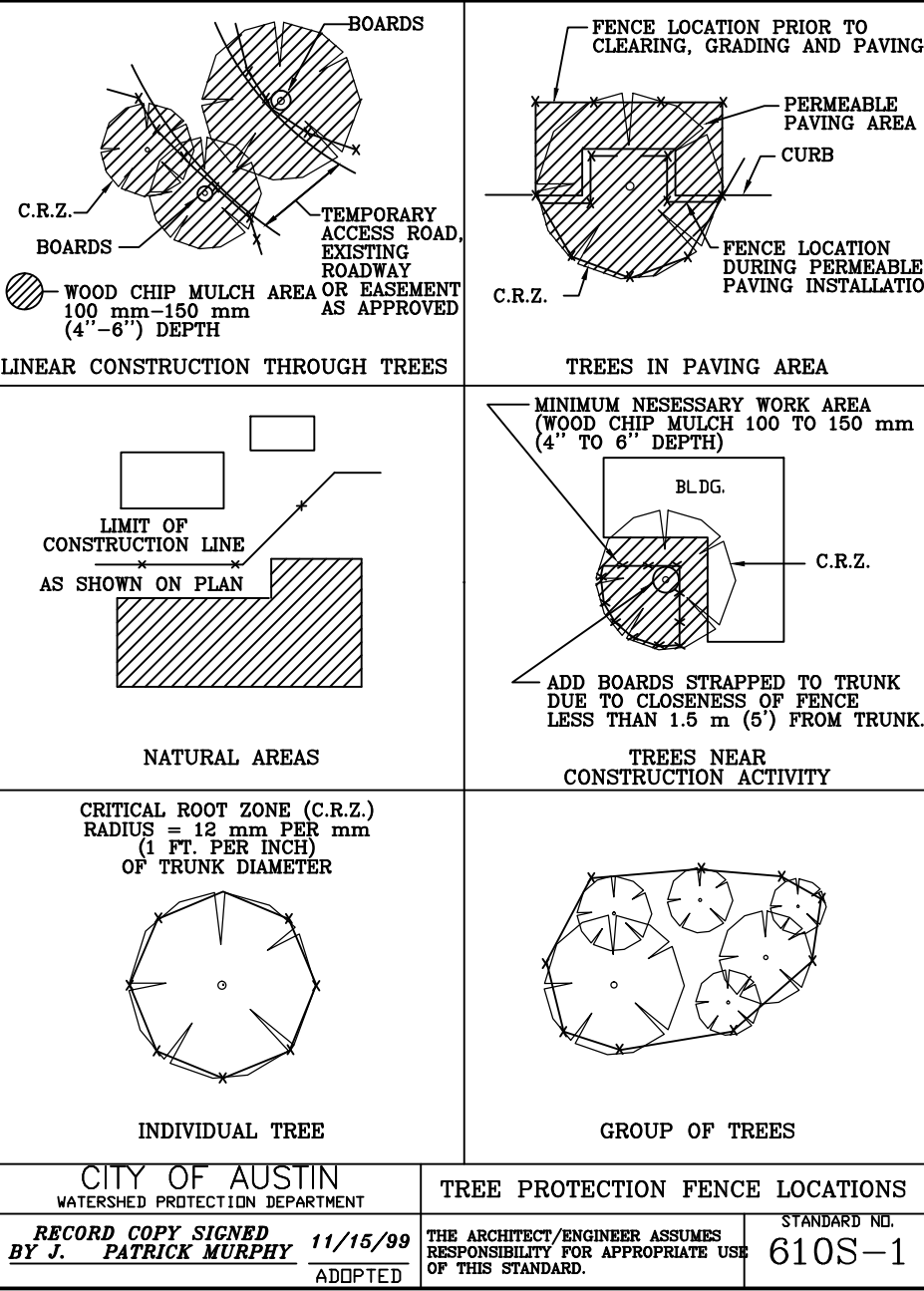
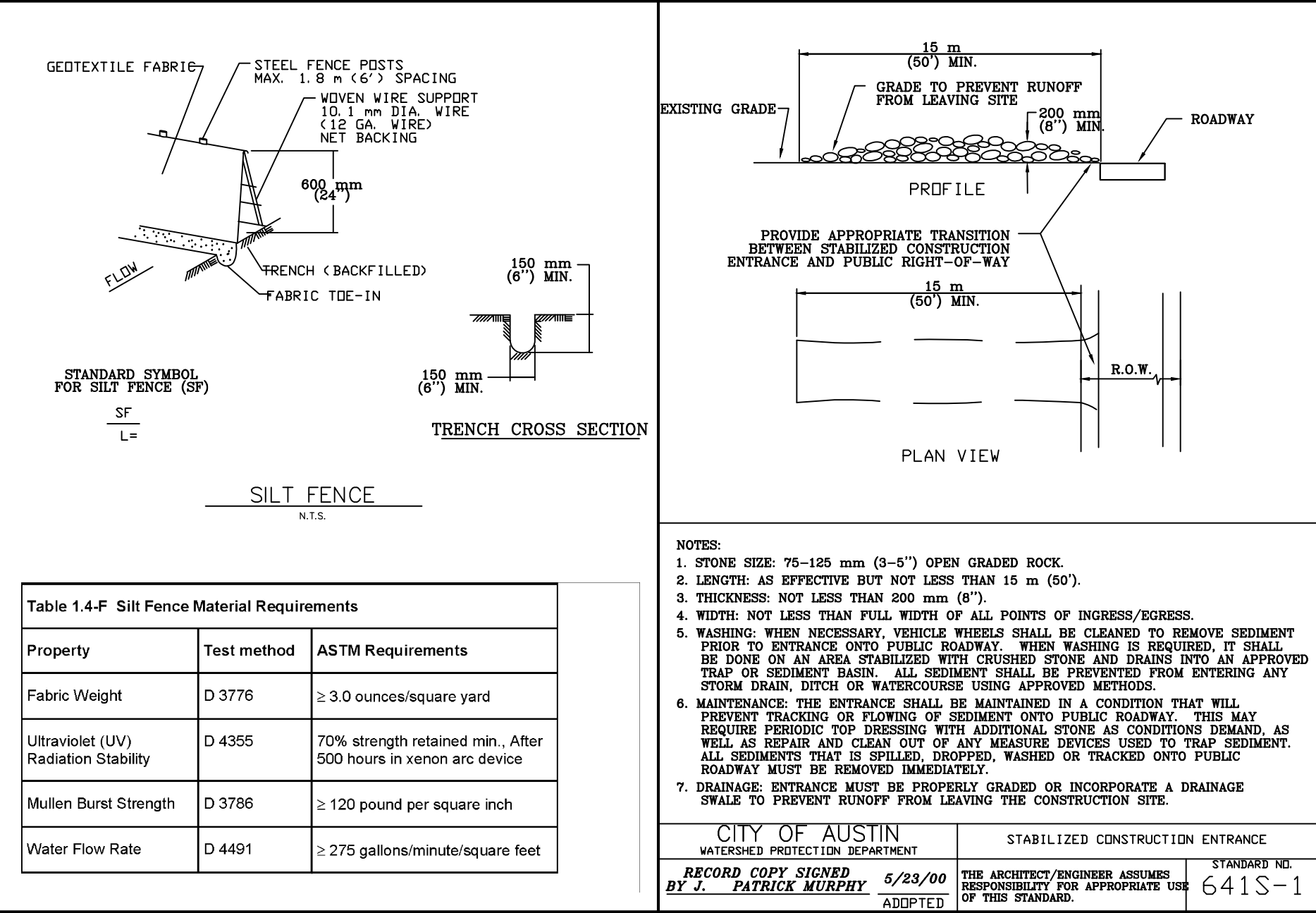
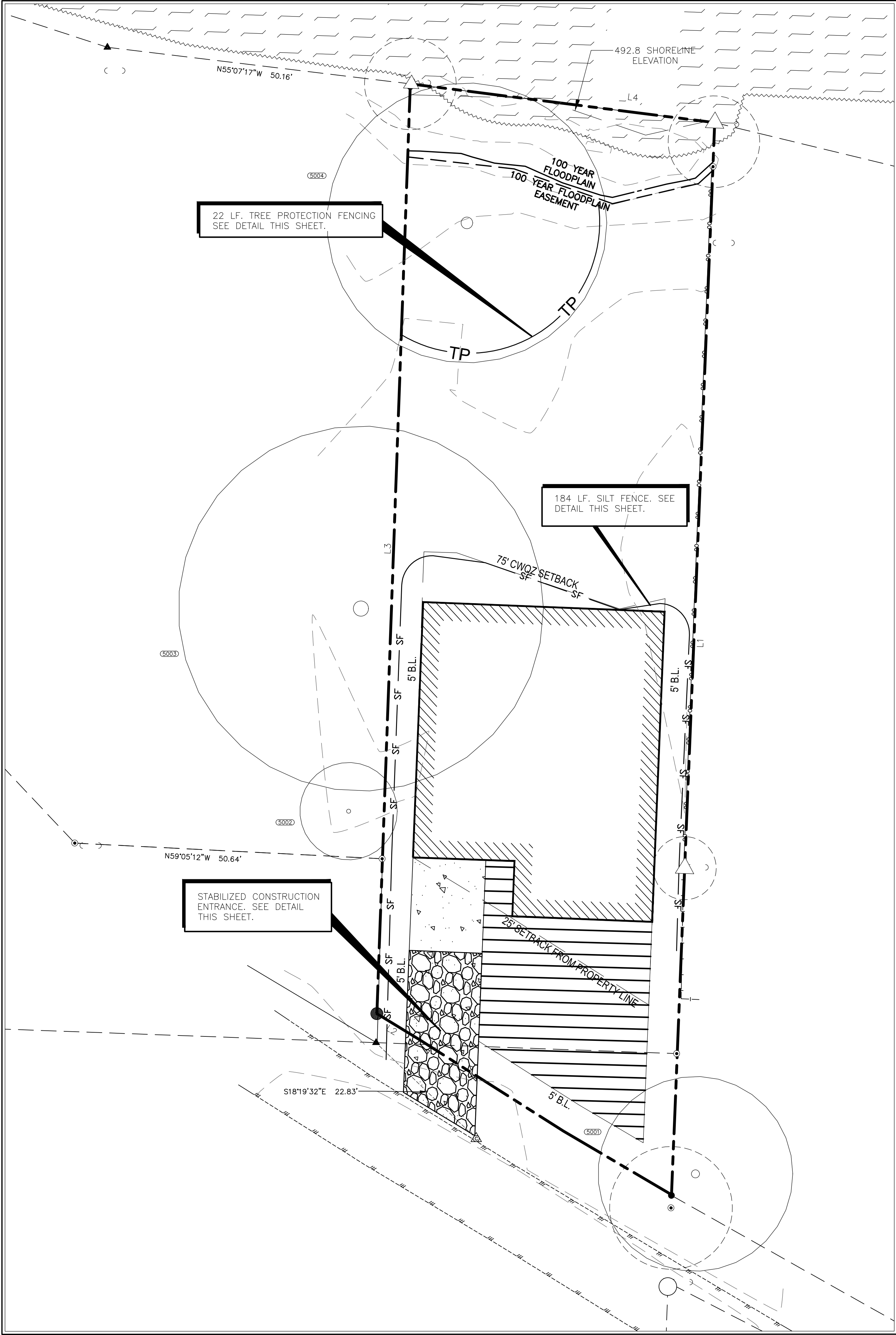


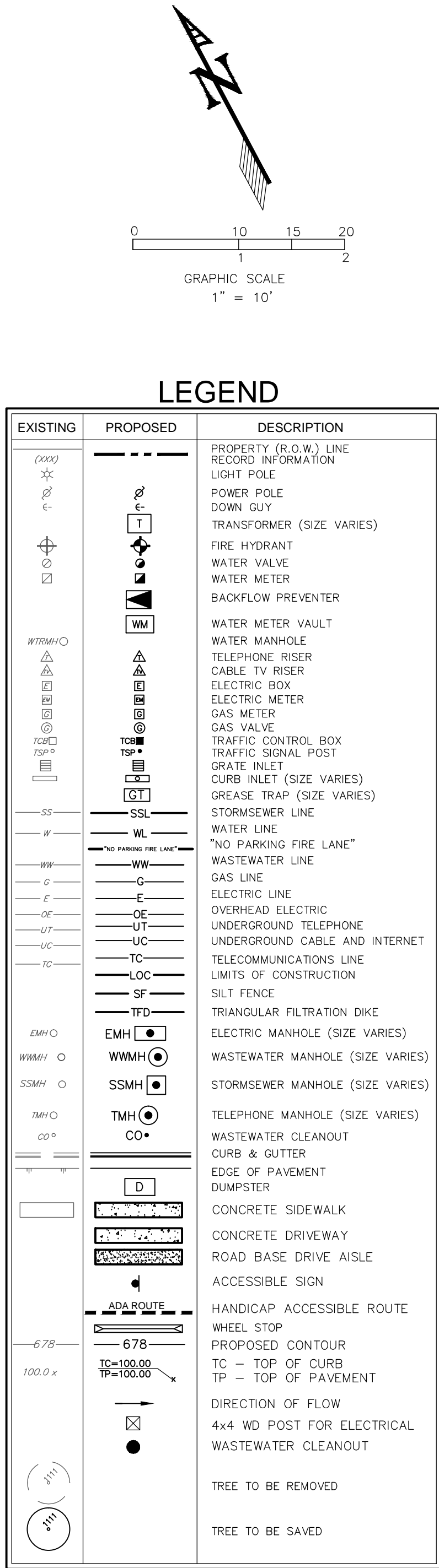
EXHIBIT V

**EROSION CONTROL & TREE PROTECTION
PLAN**



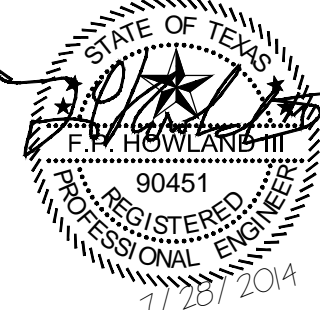
TAG NO.	TREE DESCRIPTION	SAVE (S)	REMOVE (R)
5001	16" CATALPA	S	
5002	20" Crape Myrtle "Multi-Trunk"	S	
5003	30" Pecan	R	
5004	23" Sycamore	S	

NOTE: THERE ARE NO ROW TREES AT THIS SITE. THE TREE SURVEY WAS CONDUCTED BY: JASON WARD, IN SEPTEMBER 26, 2013.



- NOTES:
- ALL DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
 - TREES EXIST ON THIS SITE. TREE PROTECTION MEASURES ARE REQUIRED AS SHOWN.
 - REFER TO DETAILS THIS SHEET FOR EROSION CONTROL DETAILS.
 - UPON INSTALLATION OF DRAINAGE STRUCTURES, INLET PROTECTION MUST BE INSTALLED.
 - SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH CITY STANDARDS.
 - INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE INSPECTOR.

NOBLE SURVEYING & ENGINEERING WORKS, L.L.C.
TBPE: F#9852
7614-A HWY. 71 WEST
AUSTIN, TX 78735
(512)535-1820
www.noble-tx.com



EROSION & SEDIMENTATION CONTROL PLAN

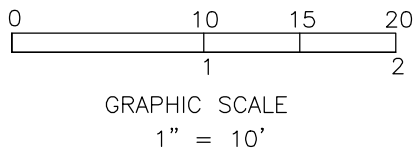
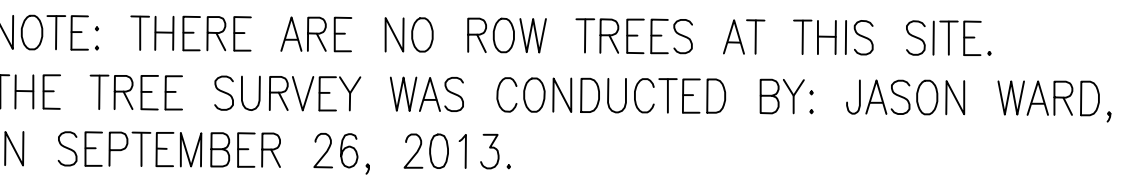
**CHANNEL ROAD SUBDIVISION
1750 CHANNEL ROAD
AUSTIN, TEXAS 78746**

NO.	DESCRIPTION	DATE

Scale: **1"=10'**
Design Team: **T.H./A.A.**
SHEET **3**
NSEW Project No: **0285-0001**
City Project No: **0000**

EXHIBIT VI

TOPOGRAPHIC AREA MAP



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TOPOGRAPHIC MAP

CHANNEL ROAD SUBDIVISION
1750 CHANNEL ROAD
AUSTIN, TEXAS 78746

[illegible]

Scale: **1"=10'**

Design Team: **T.H./A.A.**

SHEET

4

NSEW Project No:

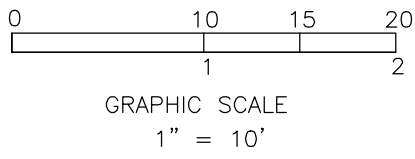
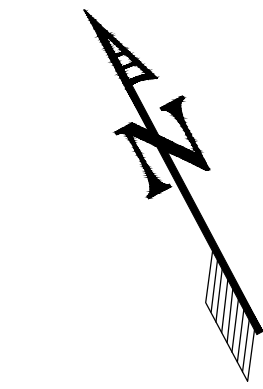
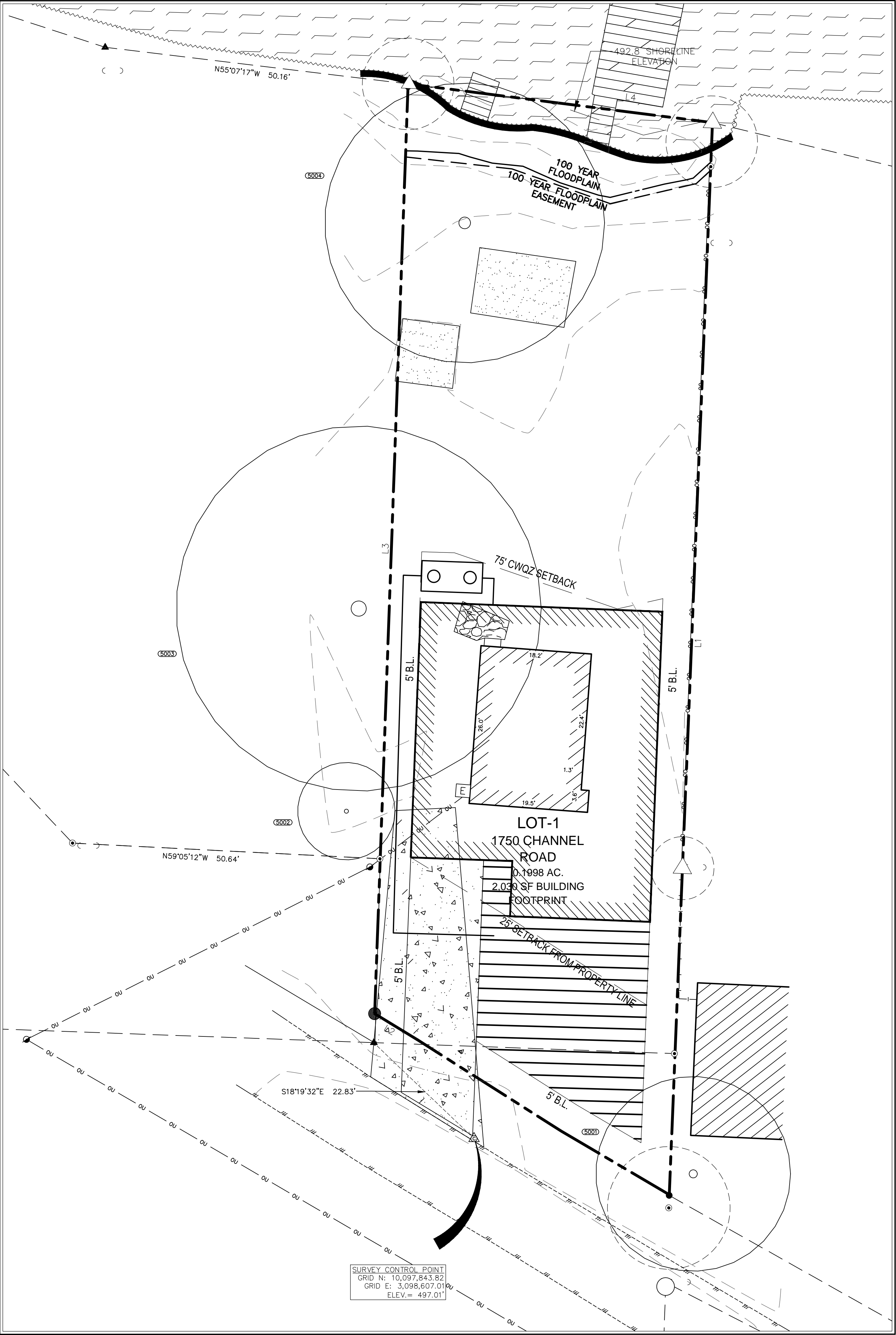
0285-0001

City Project No:

0000

EXHIBIT VII

SLOPE MAP



LEGEND

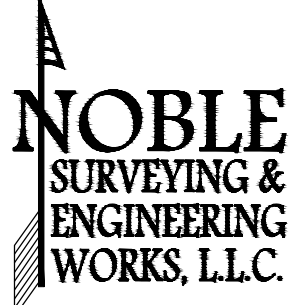
EXISTING	PROPOSED	DESCRIPTION
(XXX)	---	PROPERTY (R.O.W.) LINE
XX	---	RECORD INFORMATION
☆	☆	LIGHT POLE
⊕	⊕	POWER POLE
⊕	⊕	DOWN GUT
⊕	⊕	TRANSFORMER (SIZE VARIES)
⊕	⊕	FIRE HYDRANT
⊕	⊕	WATER VALVE
⊕	⊕	WATER METER
⊕	⊕	BACKFLOW PREVENTER
⊕	⊕	WATER METER VAULT
⊕	⊕	WATER MANHOLE
⊕	⊕	TELEPHONE RISER
⊕	⊕	CABLE TV RISER
⊕	⊕	ELECTRIC BOX
⊕	⊕	ELECTRIC METER
⊕	⊕	GAS METER
⊕	⊕	GAS VALVE
⊕	⊕	TRAFFIC CONTROL BOX
⊕	⊕	TRAFFIC SIGNAL POST
⊕	⊕	GRATE INLET
⊕	⊕	CURB INLET (SIZE VARIES)
⊕	⊕	GREASE TRAP (SIZE VARIES)
⊕	⊕	STORMSEWER LINE
⊕	⊕	WATER LINE
⊕	⊕	"NO PARKING FIRE LANE"
⊕	⊕	WASTEWATER LINE
⊕	⊕	GAS LINE
⊕	⊕	ELECTRIC LINE
⊕	⊕	OVERHEAD ELECTRIC
⊕	⊕	UNDERGROUND TELEPHONE
⊕	⊕	UNDERGROUND CABLE AND INTERNET
⊕	⊕	TELECOMMUNICATIONS LINE
⊕	⊕	LIMITS OF CONSTRUCTION
⊕	⊕	SILT FENCE
⊕	⊕	TRIANGULAR FILTRATION DIKE
⊕	⊕	ELECTRIC MANHOLE (SIZE VARIES)
⊕	⊕	WASTEWATER MANHOLE (SIZE VARIES)
⊕	⊕	STORMSEWER MANHOLE (SIZE VARIES)
⊕	⊕	TELEPHONE MANHOLE (SIZE VARIES)
⊕	⊕	WASTEWATER CLEANOUT
⊕	⊕	CURB & GUTTER
⊕	⊕	EDGE OF PAVEMENT
⊕	⊕	DUMPSTER
⊕	⊕	CONCRETE SIDEWALK
⊕	⊕	CONCRETE DRIVEWAY
⊕	⊕	ROAD BASE DRIVE AISLE
⊕	⊕	ACCESSIBLE SIGN
⊕	⊕	HANDICAP ACCESSIBLE ROUTE
⊕	⊕	WHEEL STOP
⊕	⊕	PROPOSED CONTOUR
⊕	⊕	TC - TOP OF CURB
⊕	⊕	TP - TOP OF PAVEMENT
⊕	⊕	DIRECTION OF FLOW
⊕	⊕	4x4 WD POST FOR ELECTRICAL
⊕	⊕	WASTEWATER CLEANOUT
⊕	⊕	TREE TO BE REMOVED
⊕	⊕	TREE TO BE SAVED

NOTE:
SLOPES ON THIS SITE
DO NOT EXCEED 15%.

NO CUT AND FILL IS
PROJECTED TO
EXCEED 4 FEET.

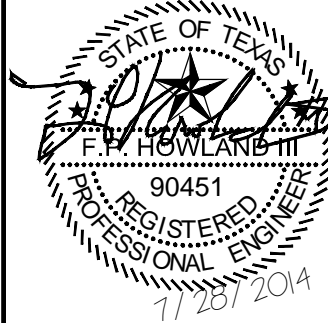
WATER QUALITY IS
NOT REQUIRED SINCE
UNDER 8,000 SF
TOTAL IMPERVIOUS
COVER.

C8-2014-0148.OA



TBPE: F#9852

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SLOPE MAP

CHANNEL ROAD SUBDIVISION
1750 CHANNEL ROAD
AUSTIN, TEXAS 78746

NO.	DESCRIPTION	DATE

Scale: 1"=10'

Design Team: T.H./A.A.

SHEET

2

NSEW Project No:

0285-0001

City Project No:

0000